RESIDENTIAL CONSTRUCTION IN ALBERTA

JANUARY 1986





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IN ALBERTA

JANUARY 1986

ALBERTA HOUSING
PLANNING SECRETARIAT

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Highlights

Alberta

o In the fourth quarter, housing starts increased 64% to 2,650 units from 1,614 for 1984. Total starts for 1985 jumped by 14% to 8,337 units, the first time a year-to-year increase has been recorded since 1981.

Urban Alberta

- Housing starts in January reached 536 units, a 90% increase from 282 units in January 1985. This marks the seventh consecutive month that a significant year-to-year increase has been reported.
- Only Ft. McMurray and Lloydminster recorded decreases in housing starts in January.
- Ounits under construction in January increased 5% from the month before to 2,533 units, of which 15% or 380 were apartment units.
- The number of building permits issued in Urban Alberta continues its upward trend which began in June 1985. January's 510 permits issued represent an increase of 113% over the same period last year.

Calgary

- ° Calgary's starts amounted to 225 units (all single family) in January, a jump of 91% in comparison to a year ago.
- O Housing under construction increased again to 1,257 units from 1,189 the month before. However, inventory of newly completed and unoccupied

Alberts

In the founth quarter, housing starts increased 64% to 2,650 units. The 1,614 for 1936, jumped by 16% to 8,227 units. The first time a year-to-year increase has been recorded since 1931.

saned (A. mednill

- Heusing starts in January reached 530 units, a 905 increase from 601 units in January 1905. This mores the seventh consecutive more that a significant year-to-year increase has been reported.
- Only Ft. Schurray and Claydefeater recorded decreases in localing starts,
- Tables under construction in denuery increment in from the month melone to
 - The number of building permits issued to brown Alberta on the order and the bears brauge upward tread which began in June 1985. January's his sensitive brauge recommend to increase of 1135 owns the same outled last plant.

Caligary

- "Calgary's starts enqueted to 225 units (all single facily) in concert, or jump of 915 in comparison on a year sen-
- Housing under construction increased again to 1,257 units then 1,107 the month before, lowever, lowever, or newly completed and unaccepted at

- housing continued to experience a downward slide to only 100 units last month while the rate of absorption remained at a very high level of 66%.
- 257 building permits were issued in January, a near 4 fold (295%)
 increase over last year.
- The resale housing market continued to be extremely active with 1,229 residential units sold during the month, 22% higher than in January 1985.
- The average resale house price increased to \$83,691 from \$81,154 in December. The new house price index continued to show an upward movement to 86.7 in December.

Edmonton

- Edmonton's housing starts rose by 150% over the previous year to 225 units. Multiples accounted for 25% (57 units) of the total.
- O Housing under construction also increased to 823 units, up 7% from 771 the month before. However, inventory of newly completed and unoccupied units decreased further to only 140 with a continuing high rate of absorption.
- ° In the resale market, the number of houses sold rose a modest 6% to 547 units over January 1985.
- O However, the average selling price last month dropped to \$68,999, the lowest level in a number of years. The new house price index remained fairly steady at 81.3 in December.

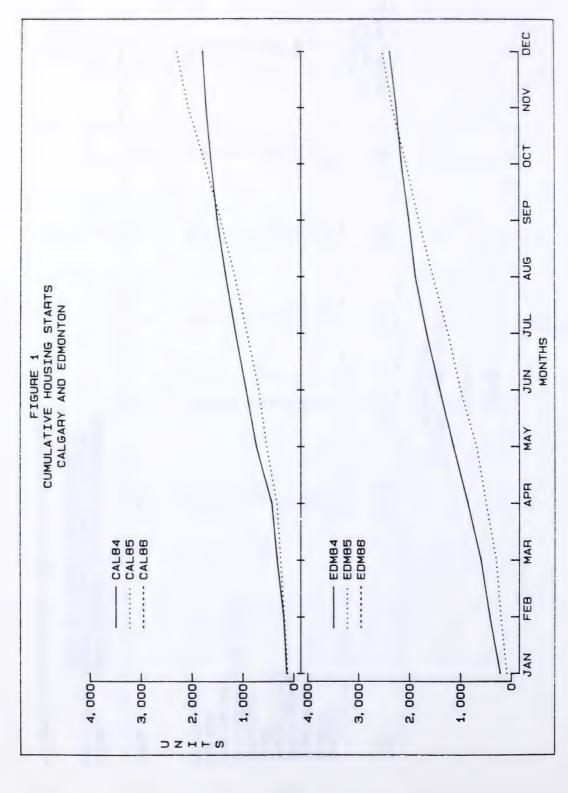


JAN-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CALGARY 225 0 0 CAMROSE 0 0 0 EDMONTON M.A. 168 24 33 0 EDMONTON M.A. 5 0 0 0 GRANDE PHAIRIE 17 0 0 0 LEDUC 3 0 0 0 LETHBRIDGE 8 0 0 0 LLOYDMINSTER/ALTA. PART) 7 0 0 0 MEDICINE HAT 5 0 0 0 RED DELER 5 0 0 0 SPHUCE GROVE 5 0 0 0			CEMIC	KOW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
	CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	225 0 168 17 17 3 8 8 7 7 5 5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	00003300	000000000	225 225 225 17 17 3 8 8 8 7 7 7 5	150 750 325 325 414 414
<i>TOTAL</i> 458 24 54 0	TOTAL	458	24	54	0	536	06

SOURCE: CANADA MOKTGAGE AND HOUSING CORPORATION PREPAKED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH



JAN-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERRIOD IN THE PREVIOUS YEAR

CILY	SIN	SINGLES	SEI	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	118	225	0	0	0	0	0	0	118	225	91
CAMHOSE	0	0	0	0	0	0	0	0	0	0	*
EDMONTON M.A.	90	168	0	24	0	33	0	0	90	225	150
FORT MCMURRAY	10	5	0	0	0	0	0	0	10	5	_50
GRANDE PRAIRIE	7	17	0	0	0	0	0	0	77	17	325
LEDUC	0	က	0	0	0	0	0	0	0	က	*
LETHBRIDGE	2	8	2	0	0	0	#	0	80	8	0
LLOYDMINSTER(ALTA. PART)	14	7	0	0	0	0	25	0	39	7	_82
MEDICINE HAT	2	2	0	0	0	0	0	0	2	5	150
RED DEER	7	15	0	0	0	21	0	0	7	36	414
SPRUCE GROVE	7	2	0	0	0	0	0	0	#	5	25
TOTAL	251	458	2	24	0	54	29	0	282	536	06
PERCENT CHANGE BY TYPE		82		1100		*		_100		90	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

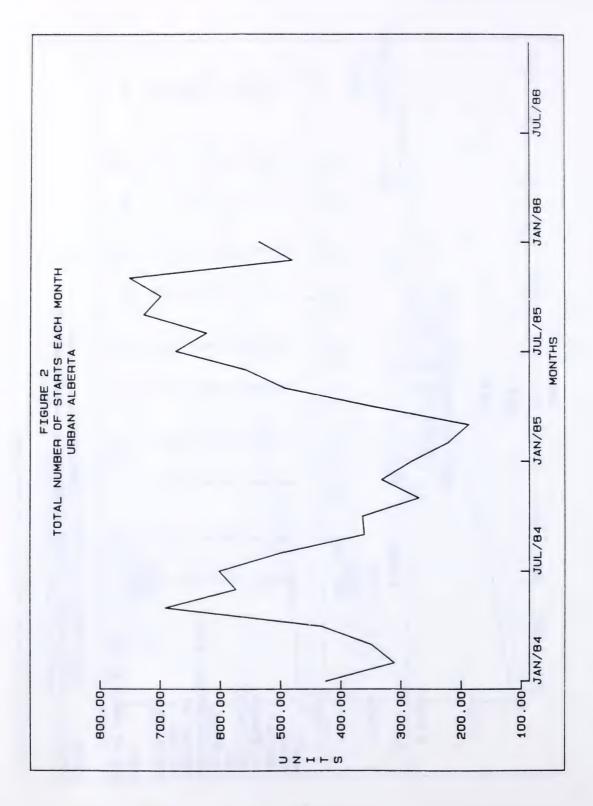


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY FEBRUARY	282 222	536	90
MARCH APRIL	187 347		
MAY JUNE JULY	493 558 674		
AUGUST SEPTEMBER	623 727		
OCTOBER NOVEMBER	699 751		
DECEMBER	481		
TOTAL	6044	536	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDL PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MLDICINE HAT, RED DEER, AND SPRUCE GROVE

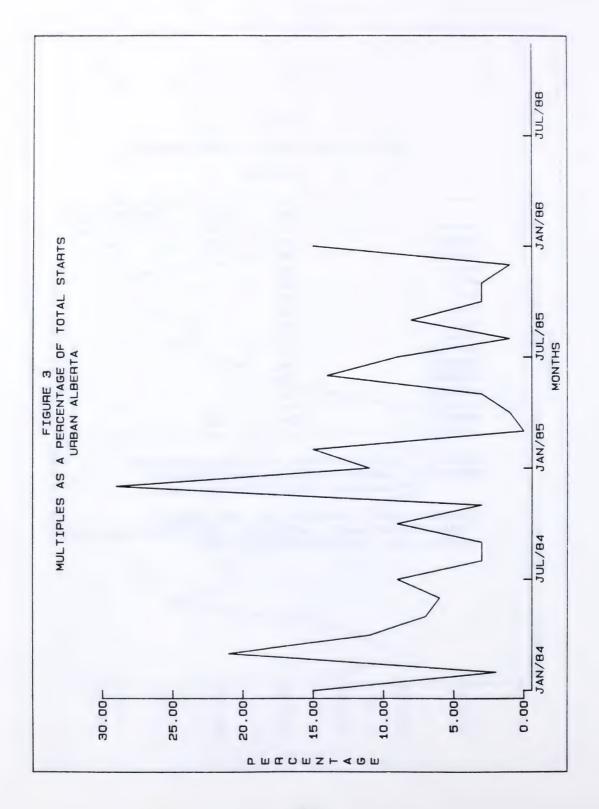


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

		1985		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
		1986		
JANUARY	536	458	78	15
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

458

SEPTEMBER OCTOBER NOVEMBER DECEMBER

TOTAL 536

78

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

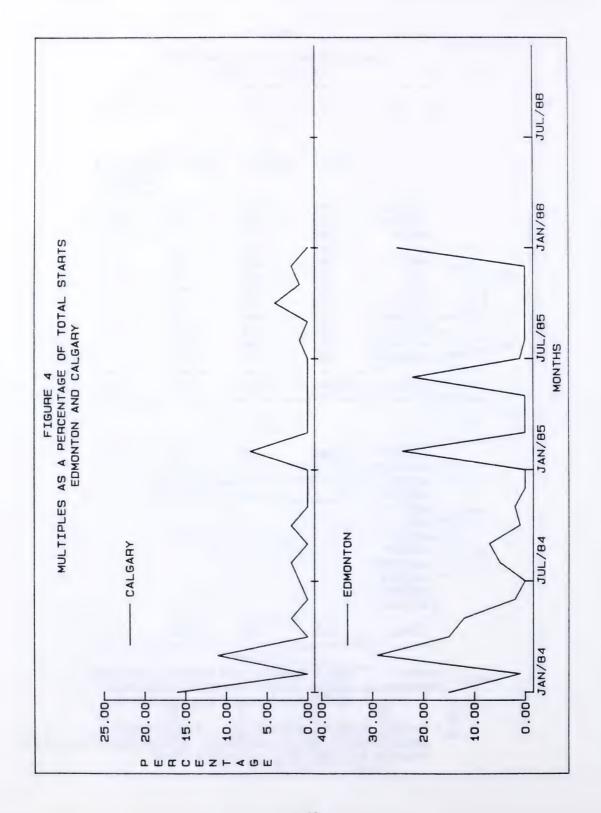


TABLE 5
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL SINGLES MULT! AS A TOTAL SINGLES MULT! AS A TOTAL	RY 4 RY	TOTAL								日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本
T	JANUARY FEBRUARY MARCH		SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
4RY 73 68 5 7 FEBRUARY 66 66 0 0 MARCH 76 0 0 APRIL 202 202 0 0 JULY 152 152 0 0 JULY 234 234 0 0 JULY 234 234 0 0 JULY ER 304 234 1 AUGUST BER 231 227 4 OCTOBER BER 231 227 4 2 DECEMBER RY 225 225 0 JANUARY ARKCH ARY AUGUST AUGUST AUGUST AUGUST MBER AUGUST BERR AUGUST AUGUST BERR AUGUST AUGUST AUGUST AUGUST BERR AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST	FEBRUARY MARCH	118	118	0	0	JANUARY	06	90	0	0
66 66 0 0 MARCH 76 76 0 0 APRIL 202 202 0 0 APRIL 152 152 0 0 JULX 234 234 0 0 JULX ER 304 293 11 4 OCTOBER BER 231 227 4 CTOBER BER 231 227 4 2 DECEMBER RY 2294 24 1 TOTAL 2 RY 225 225 0 JANUARY APRIL ARY 225 225 0 JANUARY AUGUST MAR AUGUST AUGUST AUGUST AUGUST AUGUST MBER BER AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUS	MARCH	73	89	2	7	FEBRUARY	116	88	28	24
Te		99	99	0	0	MARCH	06	90	0	0
202 202 0 0 MAY 152 152 0 0 0 0 JUNE 234 234 0 0 0 0 JUNE 234 234 0 0 0 0 JUNE 237 243 241 2 1 1 40GUST SEMBER 336 334 2 1 1 44 OCTOBER WBER 231 227 4 2 1 DECEMBER CALGARY UARY CALGARY ST CAMBER SST CAUGUST CALGARY WANTH	APRIL	16	76	0	0	APRIL	200	200	0	0
152 152 0 0 JUNE	MAY	202	202	0	0	MAY	185	185	0	0
ST 234 234 234 241 2 1 AUGUST SEMBER 283 11 4 OCTOBER SMBER 334 2 1 NOVEMBER MBER 231 227 4 2 DECEMBER MBER 231 227 4 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 JANUARY AUGUST L AUGUST AUGUST AUGUST SEPTEMBER BEKR NOVEMBER NOVEMBER AUGUST MBER NOSE DECEMBER MBER DECEMBER DECEMBER	JUNE	152	152	0	0	JUNE	313	245	68	22
ST 2443 2441 2 1 AUGUST SEMBER 283 283 0 0 SEPTEMBER BER 304 293 11 4 OCTOBER WBER 334 2 1 NOVEMBER WBER 2318 227 4 2 DECEMBER L 2318 2294 24 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 0 JANUARY AUGUST L AUGUST AUGUST AUGUST SEPTEMBER SEPTEMBER SET 225 225 0 OCTOBER NOVEMBER WBER AUGUST AUGUST AUGUST AUGUST AUGUST AUBER AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST AUGUST	JULY	234	234	0	0	JULY	243	241	2	+
EMBER 283 283 0 0 SEPTEMBER BER 304 293 11 4 OCTOBER WBER 336 334 2 1 NOVEMBER WBER 231 227 4 2 DECEMBER L 2318 2294 24 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 JANUARY APRILL L APRILL APRILL APRILL AULY ST AUGUST JUNE JULY ST AUGUST SEPTEMBER WBER NOVEMBER NOVEMBER WBER DECEMBER DECEMBER	AUGUST	243	241	2	1	AUGUST	296	290	9	2
BER 304 293 11 4 OCTOBER VBER 336 334 2 1 NOVEMBER VBER 231 227 4 2 DECEMBER L 2318 2294 24 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 0 JANUARY PEBRUARY H ANUARY ANUARY ANUARY ANUARY AUGUST EMBER SEPTEMBER SEPTEMBER OCTOBER MBER NOVEMBER DECEMBER MBER NOVEMBER DECEMBER	SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
VBER 336 334 2 1 NOVEMBER VBER 231 227 4 2 DECEMBER L 2318 2294 24 1 TOTAL 2 L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 0 JANUARY APRILL APRILL MAY JUNE JUNE JUNE JULY SEPTEMBER SEPTEMBER AUGUST SEPTEMBER AUGUST SEPTEMBER NOVEMBER NOVEMBER NOVEMBER NOVEMBER AUGUST TOTAL TOTAL <td>OCTOBER</td> <td>304</td> <td>293</td> <td>11</td> <td>Ħ</td> <td>OCTOBER</td> <td>251</td> <td>251</td> <td>0</td> <td>0</td>	OCTOBER	304	293	11	Ħ	OCTOBER	251	251	0	0
VBER 231 227 4 2 DECEMBER L 2318 2294 24 1 TOTAL 2 ARY 225 225 0 0 JANUARY FEBRUARY H H APRILL MARCH APRILL MAY JULY ST JULY SEPTEMBER SEPTEMBER OCTOBER NOVEMBER NOVEMBER DECEMBER DECEMBER TOTAL	NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
L 2318 2294 24 1 TOTAL 2 CALGARY 1986 ARY 225 225 0 0 JANUARY MARCH L MARCH MAY APPLIL MAY JULY ST WHER OCTOBER WHER DECEMBER	DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
L 2318 2294 24 1 TOTAL 2 CALGARY 1986 ARY 225 225 0 0 JANUARY WARY MARCH L MAY JULY ST WBER WBER WBER WBER TOTAL		1 1 1 1 1	1 1 1	1 1 2 3 9	1 1 1 1		1 1 1 1	1 1 1	1 ! ! ! ! !	1 1 1 1
ARY 225 225 0 0 JANUARY H H H H H H H H H H H H H H H H H H	TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	#
ARY 225 225 0 0 JANUARY 225 UARY H FEBRUARY 225 225 H MARCH ARCH ARY AVINE ST JULY JULY SEPTEMBER BER SEPTEMBER SEPTEMBER WBER NOVEMBER NOVEMBER WBER DECEMBER ACTOBER WBER DECEMBER ACTOBER CTO 355 275 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	CALGAR	Į.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	386	EDMON	ron(METRO)	1	1 6 1 1 4 1 1 1 1 1
225 225 0 TOTAL 225	JANUARY WEBRUARY MARCH APRIL MAY JUNE JUNE JUNE SEPTEMBER OCTOBER NOVEMBER	225	225	0	0	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	225	168	57	25
	TOTAL	225		0		TOTAL	225	168	57	
		1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8			1 1 1 1 1 1 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

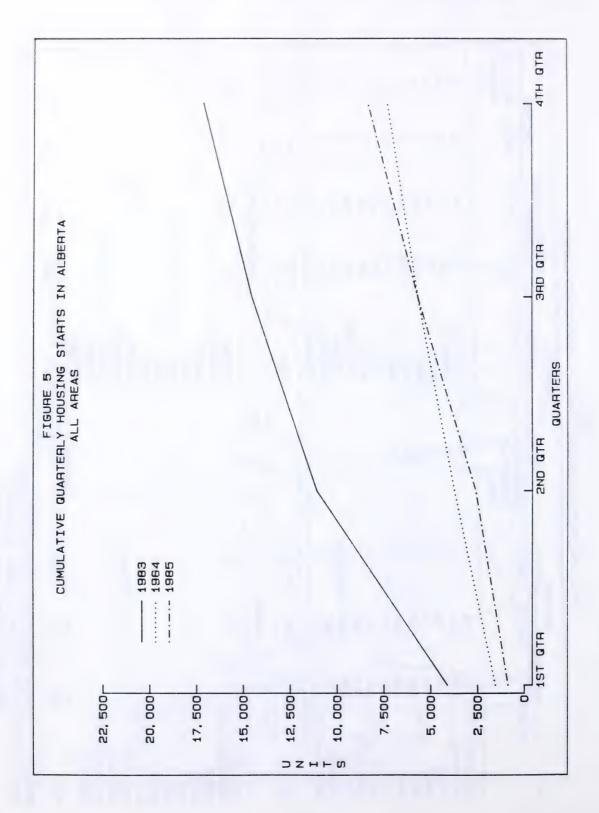


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA

PERCENT CHANGE 1985 873 1723 2650 3091 8337 1 1984 - 1985 ALL AREAS 1548 2186 1984 1947 1614 7295 SECOND QUARTER FOURTH QUARTER THIRD QUARTER FIRST QUARTER TOTAL

744 -21 59 64

PREPARED BY:

SOURCE:

CANADA MORTGAGE AND HOUSING CORPORATION

JAN-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEEK SPRUCE GROVE	178 167 10 2 2 9 20 10 20	±00000000	000000000	000000000	182 167 10 2 2 2 9 20 10 14	28 80 37 29 150 50 50 133 *
ТОТАЬ	417	± .	5	0	426	42

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

JAN-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMKOSL EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LECUUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER	1019 4 735 26 50 8 64 45 52 39	10 0 24 0 0 0 0 0 0	000000000000000000000000000000000000000	228 65 31 44 0 0 0 12 0 0	1257 69 823 70 70 50 12 64 57 57 69	79 204 150 1100 25 39 729 112
TOTAL	2052	те	67	380	2533	39

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

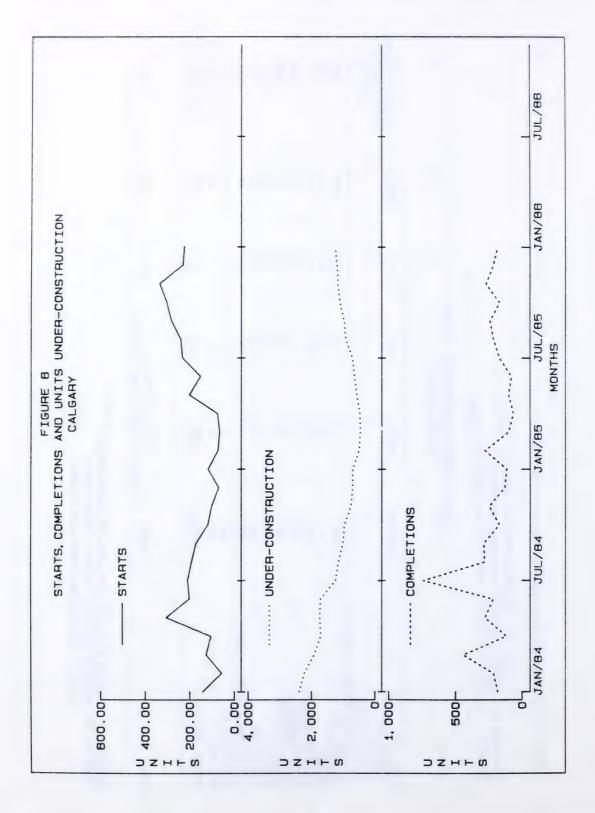


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	70:
FEBRUARY	73	277	49
MARCH	66	101	46:
APRIL	76	65	47:
MAY	202	101	57
JUNE	152	79	64'
JULY	234	169	71:
AUGUST	243	213	92:
SEPTEMBER	283	239	969
OCTOBER	304	167	110
NOVEMBER	336	269	117:
DECEMBER	231	214	1189
		1986	
JANUARY FLBRUARY MAKCH APRIL MAY JUNE JULY AUGUST SLPTEMBLR OCTOBER NOVEMBER DLCEMBLR	225	182	125

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

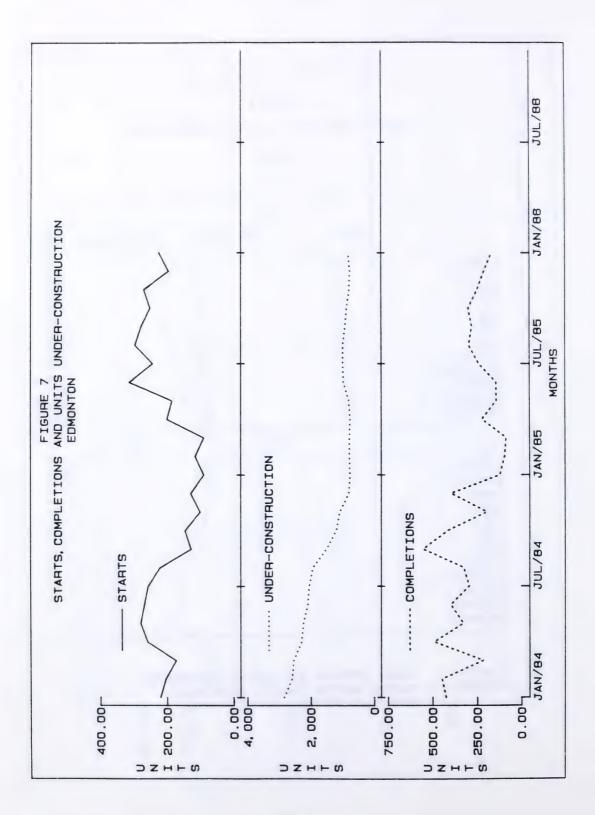


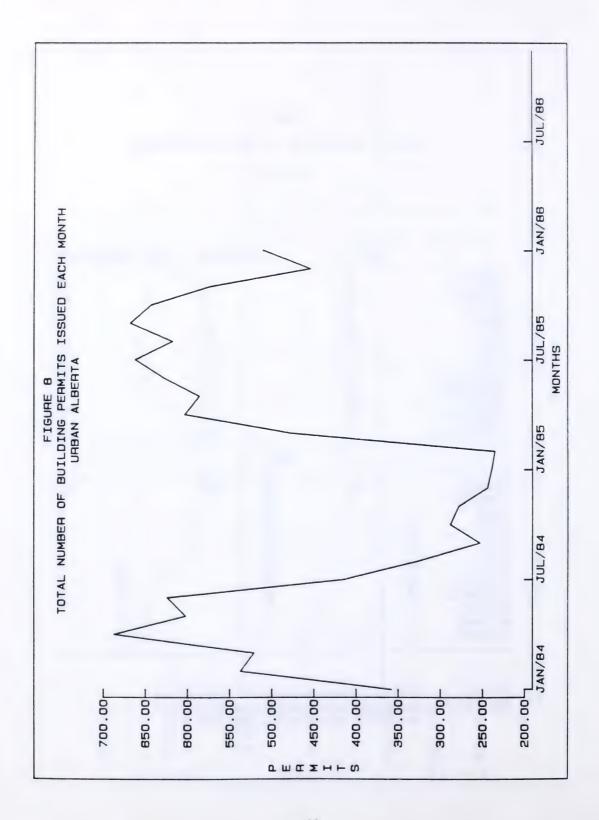
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SLPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
		1986	
JANUAKY	225	167	823
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



JAN-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	240 0 171 1 4 2 7 7 10 17	000000000	0000000000	15 12 0 0 0 0 0 0	257 0 175 13 4 2 7 7 21 10	295 100 26 333 20 0 40 40 40 850
TOTAL	461	#	0	45	510	113

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

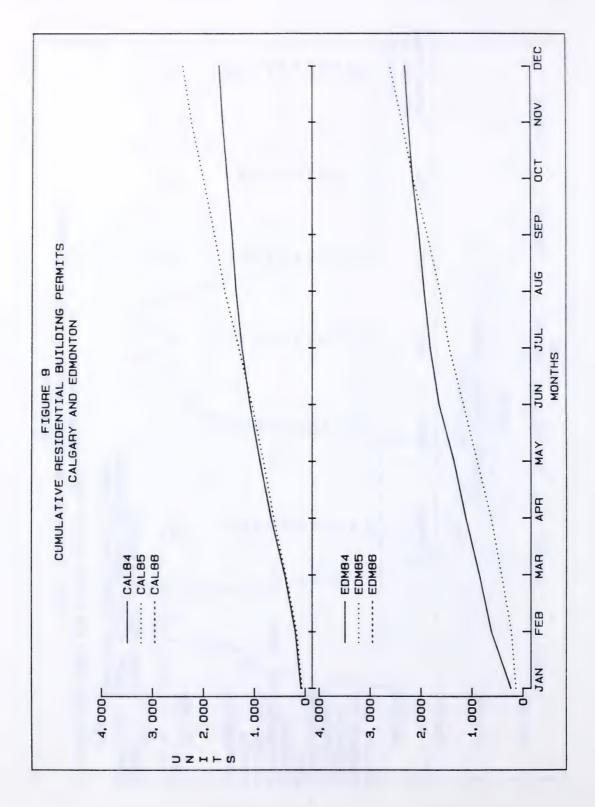


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CAI	CALGARY		CAMROSE	EDMONTON (METRO)	NTON RO)	FORT	RAY	GRAND	1D 2IE	LEDUC		THBRI	DGE LI	LETHBRIDGE LLOYDMIN. (ALTA.PART		MEDICINE	3 RED	DEER	SI	SPRUCE
	1985	1986	1986 1985 1986	1986	1985	1986	1985	1986	1985 1	1986 1	1985 1	1986 1	1985 1	1986 19	1985 1986	1985	35 1986	1985	1986	1985	1986
JANUARY	65	257	2	0	139	175	8	13	5	≠	2	2	5	7	15 2	21	0 10) 2	19	-	2
FEBRUARY			2		228		17		8		3		7		26					2	
MARCH			#		419		33		16		7		15		33		5	31		5	
APRIL	618		6		623		67		34		6		37		82	1	10	59		9	
MAY			11		968		104		42		14		54	1	00	1	7	74		8	
JUNE			13		1162		137		61		16		72	1	31	2	5	90		15	
JULY			18		1440		157		81		19		87	1	54	#	12	109		19	
AUGUST			20		1621		218		103		21		98	1	78	5	1	135		23	
SEPTEMBER			23		1870		244		117		30		110	2	98	7	0,	156		26	
OCTOBER			56		2150		261		149		34		116	3	28	89	1	172		29	
NOVEMBER			27		2366		263		163		34		130	E	97	6	41	185		30	
DECEMBER	2418		27		2604		269		165		37		137	7	02	6	1	197		33	
PERCENT CHANGE	IANGE	295		100		26		333		_20				04	#	04	*		850	1	100
YEAR 1985 1986	JAN 239 510	PEB 474		MAR 951	APR 1554	MAY 2140	JUN 2768		JUL 3430	TOTAL AUG 4048	SEP 4716		OCT 5359	NOV 5932	<i>DEC</i> 6386		PERCENT CHANGE	CHANG	Œ		

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

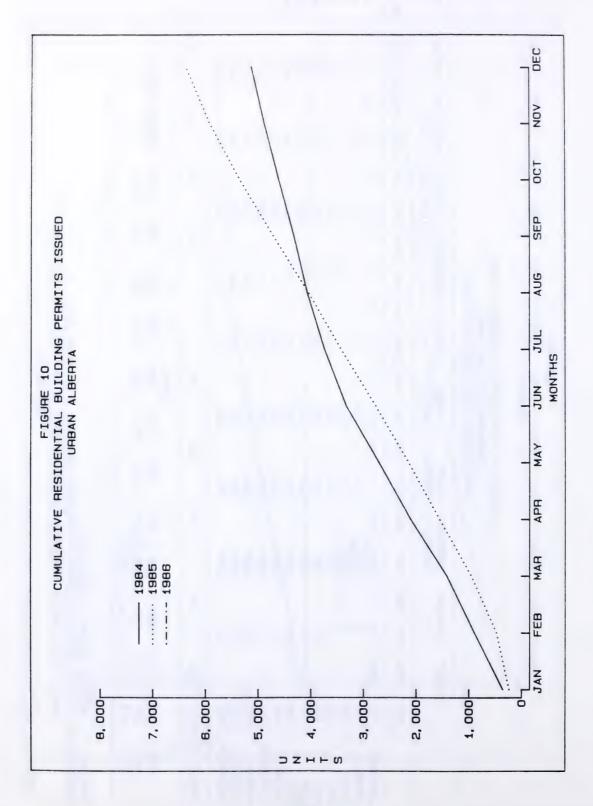


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN* ALBERTA (NUMBER OF UNITS) 1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235		
MARCH	477		
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	510	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	IS	SINGLES		MULTI	L	TOTAL
		YEAR TO DATE		YEAR TO DATE		YEAR TO DATE
	JANUARY-86	PERCENT CHANGE 1986 OVER 1985	JANUARY-86	PERCENT CHANGE 1986 OVER 1985	JANUARY-86	PERCENT CHANGE 1986 OVER 1985
BONNYVILLE	0	0 _100	9	* 9	9	6 100
COLD LAKE	1	1 75	0	* 0	1	1 75
GRAND CENTRE	ю	3 725	0	*	ဇ	3 725
ELK POINT	0	0 _100	0	*	0	0 _100
ST. PAUL	2	*	0	*	2	*

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
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* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

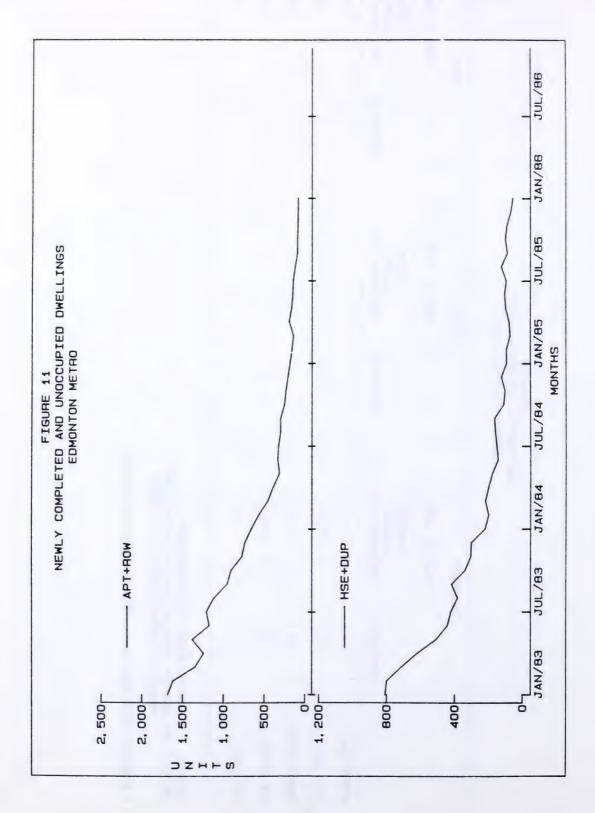


TABLE 15

EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBEK NOVEMBER DECEMBER	93 93 72 78 98 104 94 124 91 100 100 68	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 185 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	56	84	140	167	56

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

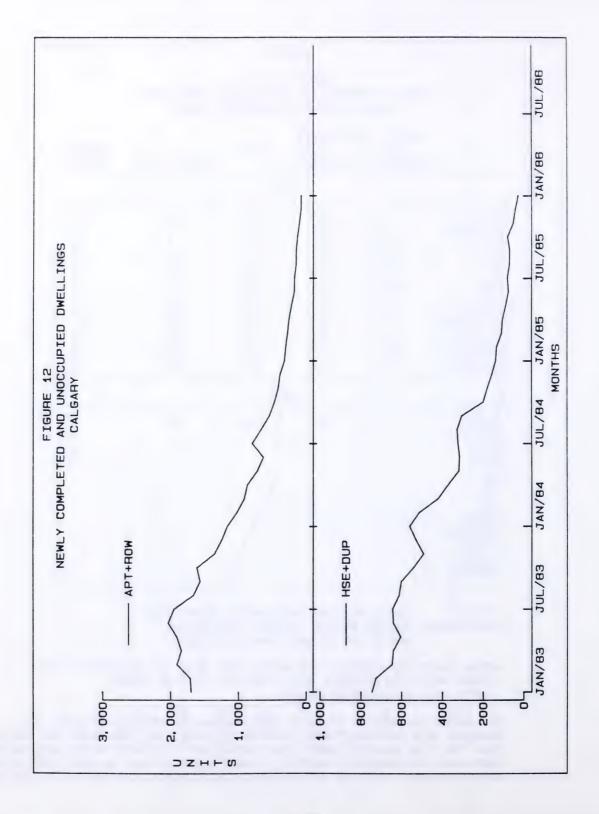


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES	APARTMENTS AND	GO TAT		ARCORD
	AND DUPLEXES*	ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP . PERCENT
		19	85		
JANUAKY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
		19	86		
JANUARY	26	74	100	182	66
FEBRUARY					
MARCH					
APRIL					
MAY					
JUNE					
JULY					
AUGUST					
SEPTEMBER					
OCTOBER					
NOVLMBER					
DLCLMBLR					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS

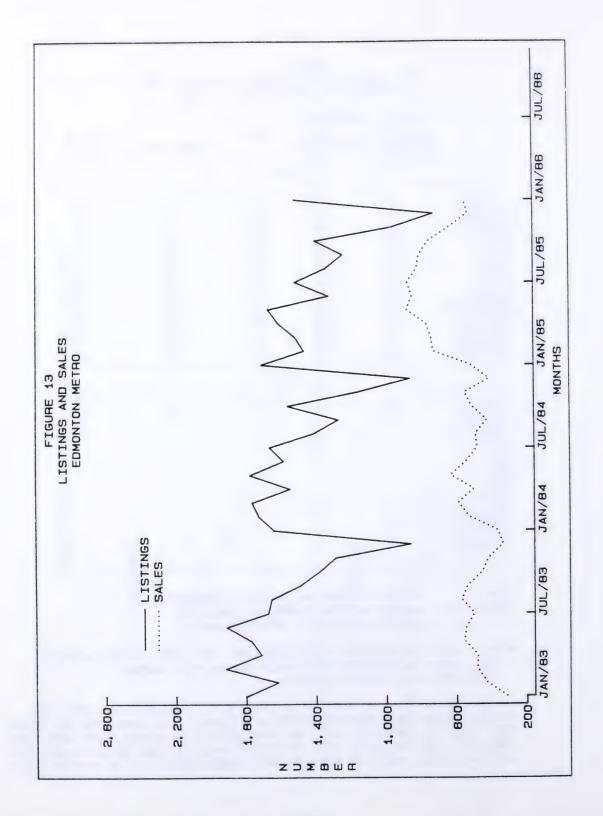


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO	AVERAGE
	110111100	DALLO	OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
МАНСН	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
			OMAMA TIGADE	

SOURCE: EDMONTON REAL ESTATE BOARD

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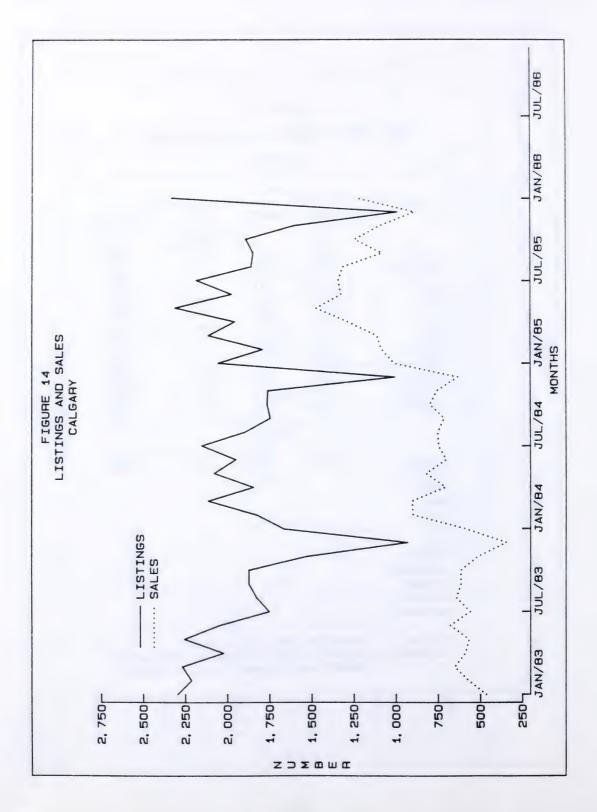


TABLE 18

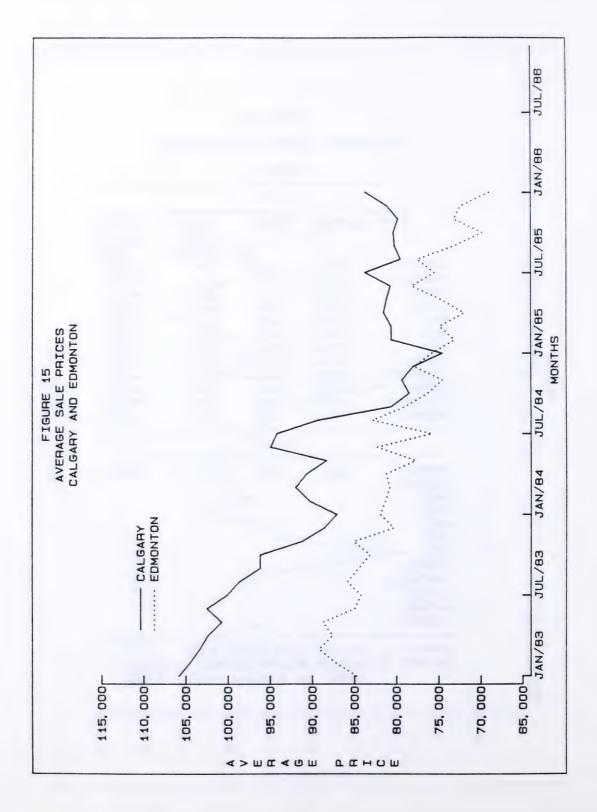
RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	•53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	2331	1229	.53	83691

SOURCE: CALGARY REAL ESTATE BOARD

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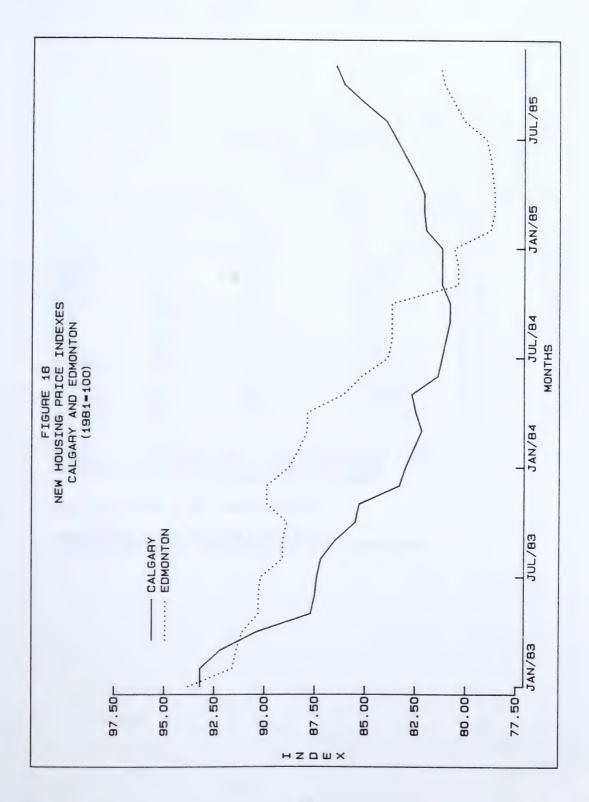




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	C	AL GA RY**	EDM	MONTON***	
	1984	1985		1984	1985
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER NOVEMBER	83.0 82.6 82.2 82.5 82.7 81.4 81.2 81.0 80.8 80.8	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	88.8 88.3 87.9 87.9 86.1 85.2 83.9 83.7 83.7 83.7	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



C 2

RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1986





RESIDENTIAL CONSTRUCTION IN ALBERTA

FEBRUARY 1986

ALBERTA HOUSING PLANNING SECRETARIAT



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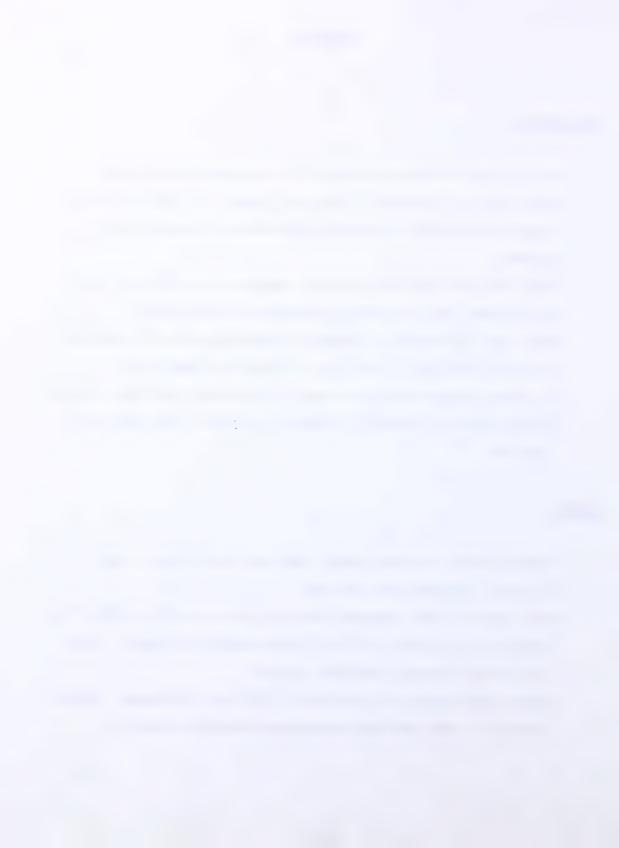
Highlights

Urban Alberta

- O Housing starts in February dropped 22% from the month before to 421 units, but still 90% ahead of last year's level. This marks the eighth consecutive month that a significant year-to-year increase has been reported.
- Total starts for the first two months increased 90% to 959 units from 504 for 1985. Singles jumped by 98% while multiples rose 38%.
- Ounits under construction in February increased again from the preceding month to 2,529 units, of which 15% or 377 were apartment units.
- The number of building permits issued in Urban Alberta continues to trend strongly upward to 663 units in February, up 182% over the same period last year.

Calgary

- ° Calgary's starts increased sharply last month to 177 units, a jump of 142% in comparison to a year ago.
- Total starts to date increased 110% to 402 units from 191 for 1985. Only 2 multiples were started for the first two months of the year. Single family starts increased 115% over last year.
- Housing under construction remained at 1,231 units in February. However, inventory of newly completed and unoccupied housing continued to



- experience a downward slide to only 97 units last month while the rate of absorption remained at a very high level of 66%.
- Building permits increased to 265 units in February, an increase of 157% over last year.
- The resale housing market continued to be very active with 1,038 residential units sold during the month, although this level of sales was slightly lower than February 1985.
- The average resale house price increased again to \$84,681 from \$83,691 in January. The new house price index jumped sharply to 89.2 in January, up 2.9% in one month.

Edmonton

- Edmonton's housing starts fell 13% from the previous month to 195 units, but still 68% higher than February 1985.
- Total starts to date rose by 104% compared to the same period 1985, both single and multiple family starts showed increases.
- Housing under construction continued to increase to 854 units, up 4% from 823 the month before. Inventory of newly completed and unoccupied units also increased to 157 units while the rate of absorption slid to 49% compared to 56% the month before.
- o In the resale market, the number of houses sold dropped 2% over the same month last year to 709 units.
- The average selling price last month continued to drop to \$68,253, so far the lowest level in a number of years. However, the new house price index showed an upward movement to 83.5 in January.



TABLE 1

PEB-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CALGARY CAUGARY EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	175 191 1 1 1 6 6 6 10 2	00000000000	00#000000	0000000000	177 195 1 1 4 4 6 6 6 12 12 2	142 775 68 67 720 750 50 740 1100 433
TOTAL	411	9	#	0	μ 21	06

SOURCE: CANADA MORTCAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

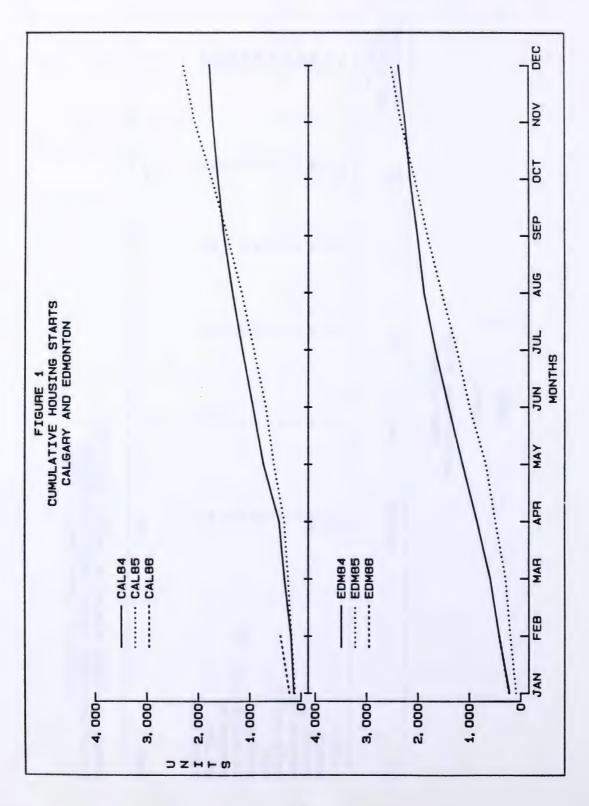


TABLE 2

FEB-86

JANUARY TO DATE HOUSING STARTS COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

CITY		SINGLES	SE	SEMIS	W	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	186	100	0	7	S	0	0	0	191	402	110
CAMROSE	#	-	0	0	0	0	0	0	#	1	7.5
EDMONTON M.A.	178	359	0	24	0	37	28	0	206	420	104
FORT MCMURRAY	13	9	0	0	0	0	0	0	13	9	-54
GRANDE PRAIRIE	6	21	0	0	0	0	0	0	6	21	133
LEDUC		#	0	0	0	0	0	0	2	#	100
THBRIDGE		14	2	0	0	0	#	0	12	14	17
LLOYDMINSTER(ALTA. PART)		13	0	0	0	0	25	0	64	13	_73
DICINE HAT		17	0	2	0	0	0	0	က	19	533
RED DEER		29	0	2	0	21	0	0	10	52	420
SPRUCE GROVE	5	7	0	0	0	0	0	0	22	7	04
TOTAL	0 11 1	871	2	30	2	58	57	0	504	959	90
PERCENT CHANGE BY TYPE		98		1400		1060		_100		90	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

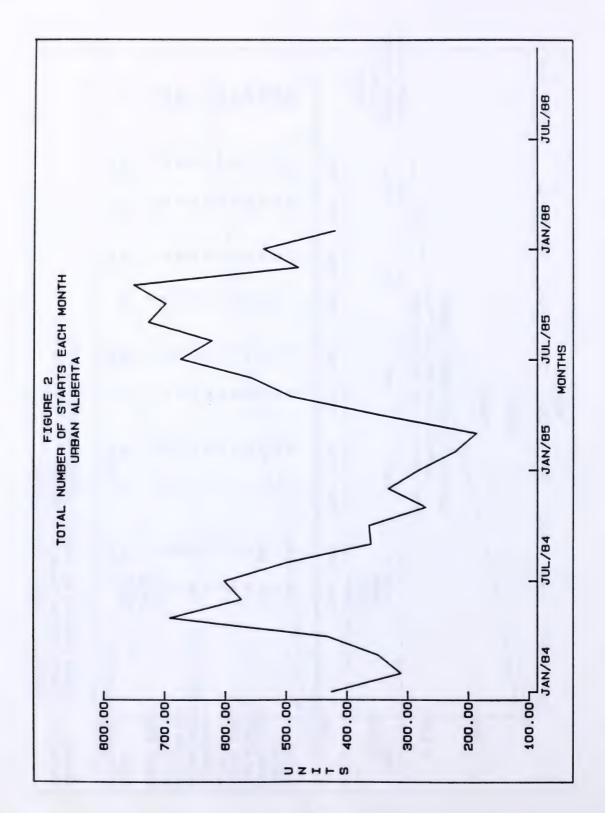


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-198	b
----------	---

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187		
APRIL	347		
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	959	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

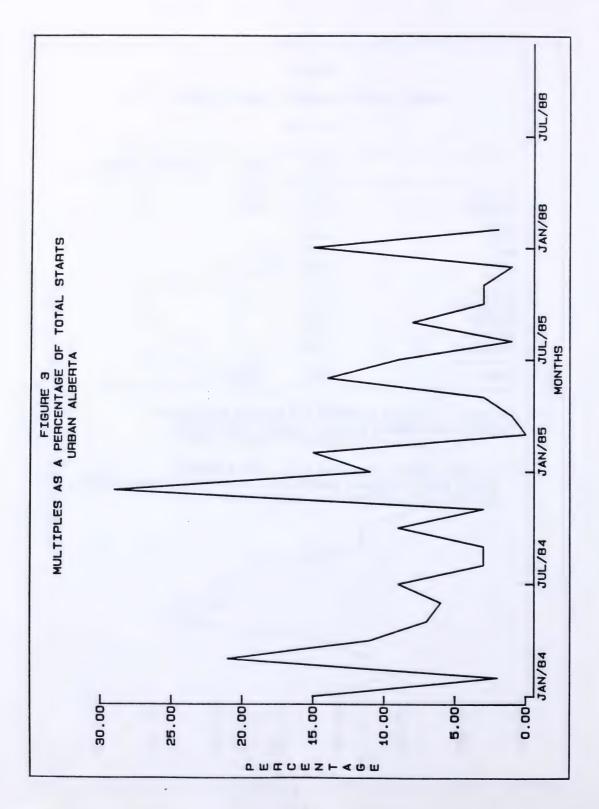


TABLE 4

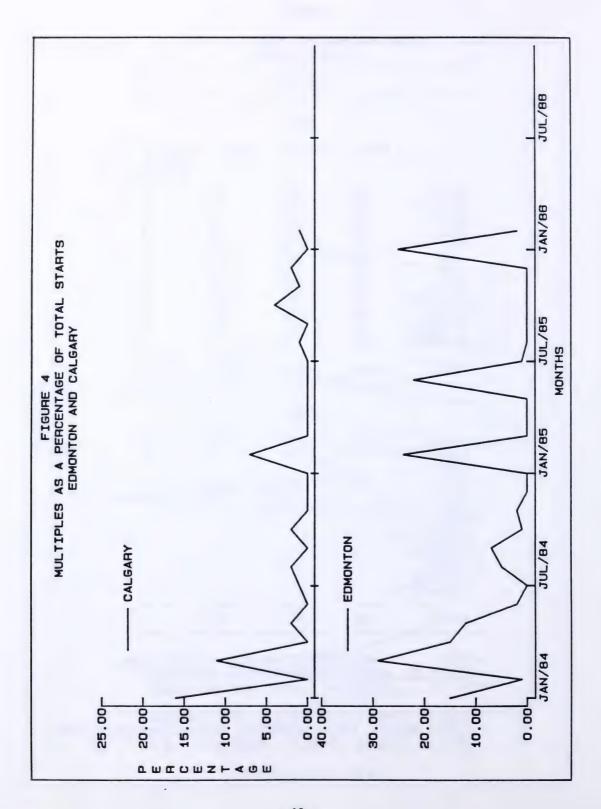
SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

19	Q	-	_	1	0	٥	2
13	0	u	_			o	О

			1303		
		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
	JANUARY	282	251	31	11
	FEBRUARY	222	189	33	15
	MARCH	187	187	0	0
	APRIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	699	679	20	3
	NOVEMBER	751	726	25	3
	DECEMBER	481	477	4	1
	TOTAL	6044	5701	343	6
•					
			1986		
	JANUARY	538	460	78	14
	FEBRUARY	421	411	10	2
	MARCH				
	APRIL				
	MAY				
	JUNE				
	JULY				
	AUGUST				
	SEPTEMBER				
	OCTOBER				
	NOVEMBER				
	DECEMBER				
	TOTAL	959	871	88	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA, PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

		CALGARY	27		1985		EDMON	EDMONTON (METRO)		8 8 8 8 8 9 8 8
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	118	118	0	0		JANUARY	90	90	0	0
FEBRUARY	73	89	S	7		FEBRUARY	116	88	28	24
MARCH	99	99	0	0		MARCH	90	90	0	0
APRIL	16	16	0	0		APRIL	200	200	0	0
MAY	202	202	0	0		MAY	185	185	0	0
JUNE	152	152	0	0		JUNE	313	245	68	22
JULY	234	234	ò	0		JULY	243	241	2	1
AUGUST	243	241	2	1		AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0		SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	#		OCTOBER	251	251	0	0
NOVEMBER	336	334	7	1		NOVEMBER	270	270	0	0
DECEMBER	231	227	#	2		DECEMBER	196	196	0	0
	!							!	1 1	
TOTAL	2318	2294	24	1		TOTAL	2528	2424	104	#
		CALGARY	T.		1986		EDMON	EDMONTON (METRO)		
JANUARY	225	225	0	0		JANUARY	225	168	57	25
FEBRUARY MARCH APRIL MAY JUNE JULX AUGUST SEPTEMBER OCTOBER DECEMBER	171	175	8	1		FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	195	191	#	2
TOTAL	405	004	7			TOTAL	07#	628	61	
contracts.	NUNNAN	MODULACE	WI HOUSTA	NOTHER MODERATION CONTINUE CORPORATION						

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

- 11 -

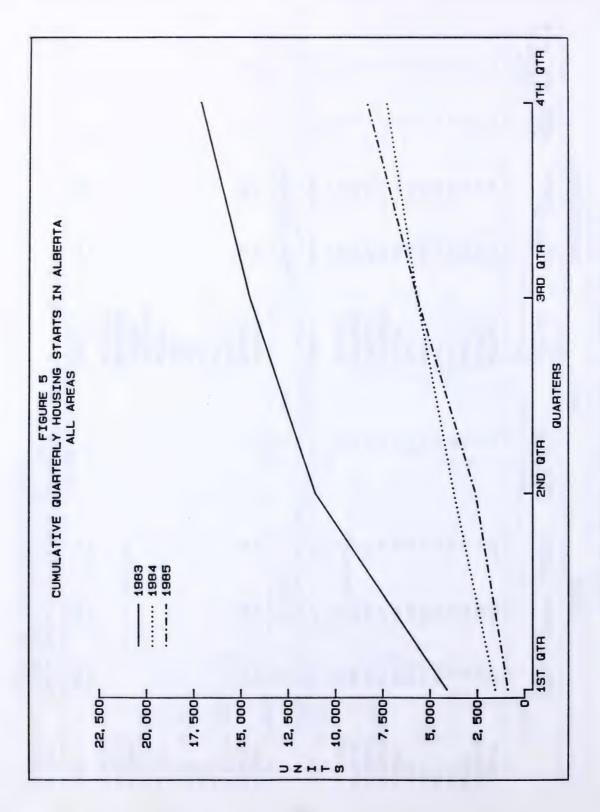


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

FIRST QUARTER 1548 873 44 SECOND QUARTER 2186 1723 21 THIRD QUARTER 1947 3091 59 FOURTH QUARTER 1614 2650 64 TOTAL 7295 8337 14 SOURCE: CANADA MORTCAGE AND HOUSING CORPORATION 14 PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT 14		1984	1985	PERCENT
D QUARTER 2186 1723 2 QUARTER 1947 3091 5 H QUARTER 1614 2650 6 7295 8337 1 CANADA MORTGAGE AND HOUSING CORPORATION CANADA HOUSING PLANNING SECRETARIAT	FIRST QUARTER	1548	873	##_
# QUARTER 1947 3091 5 # QUARTER 1614 2650 6 7295 8337 1 CANADA MORTGAGE AND HOUSING CORPORATION D BY: ALBERTA HOUSING PLANNING SECRETARIAT	SECOND QUARTER	2186	1723	_21
H QUARTER 1614 2650 6 7295 8337 1 CANADA MORTGAGE AND HOUSING CORPORATION D BY: ALBERTA HOUSING PLANNING SECRETARIAT	THIRD QUARTER	1947	3091	59
T295 8337 1 CANADA MORTGAGE AND HOUSING CORPORATION D BY: ALBERTA HOUSING PLANNING SECRETARIAT	FOURTH QUARTER	1614	2650	19
T295 8337 1 CANADA MORTGAGE AND HOUSING CORPORATION D BY: ALBERTA HOUSING PLANNING SECRETARIAT		-		
CANADA MORTGAGE AND HOUSING CORPORATION D BY: ALBERTA HOUSING PLANNING SECRETARIAT	TOTAL	7295	8337	14
	D BY:	AGE AND HOUSING CO	ORPORATION ETARIAT	

TABLE 7

FEB-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

	76 0 66 8	#				OVER SAME MTH LAST YEAR
EUMONION M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PAKT) RED DEER SPRUCE GROVE 3 11	17 4 11 3	000000000	000000000	r 0 0 0 0 0 0 0 0	187 166 8 8 17 3 4 4 6 6 8 8	75 100 75 * 240 300 0 57 111
TOTAL 402	02	#	0	7	413	1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

FEB-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	1002	80 (0 6	221	1231	148
EDMONTON M.A.	762	24	37	31	854	ကတ
FORT MCMURRAY	19	0	0	11	63	142
GRANDE PRAIRIE	37	0	0	0	37	85
TEDUC	ဖ	0	#	0	10	233
LETHBRIDGE	99	0	0	0	99	22
LLOYDMINSTER(ALTA. PART)	145	0	0	12	57	_4 ₁
MEDICINE HAT	51	#	0	0	52	#
KED DEEK	14.5	2	30	0	77	413
SPRUCE GROVE	o	0	0	0	6	80
TOTAL	2047	38	71	373	2529	55

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

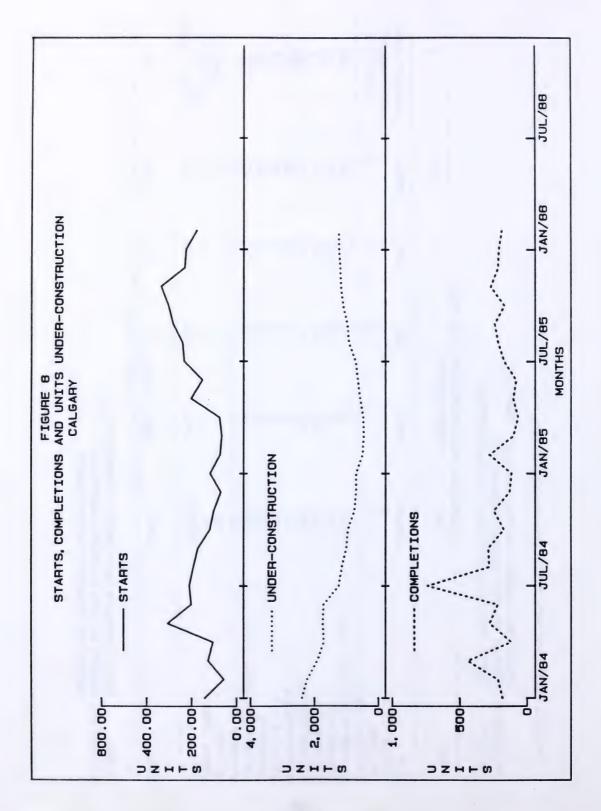


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	463
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	641
JULY	234	169	71:
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	110
NOVEMBER	336	269	1173
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	123:
FEBRUARY	177	187	123:
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

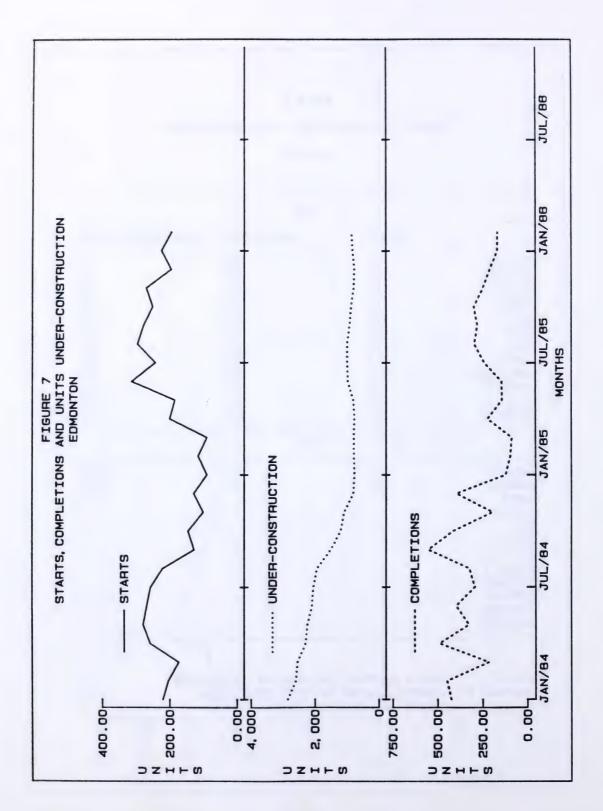


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
PEBRUARY	116	95	781
MARCH	90	87	79
APRIL	200	222	761
MAY	185	141	81:
JUNE	313	143	986
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	87:
NOVEMBER	270	248	79
DECEMBER	196	210	77:
		1986	
JANUARY	225	167	82
FEBRUARY	195	166	85
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

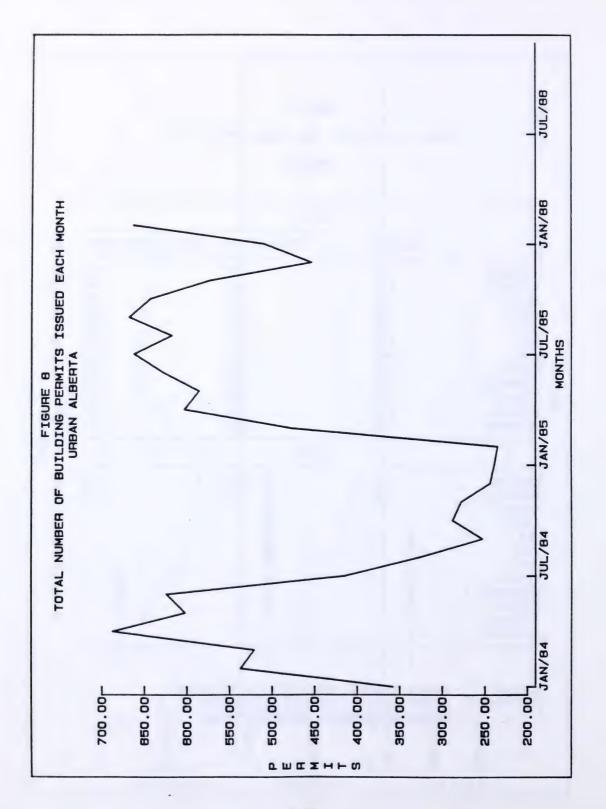


TABLE 11

FEB-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

						LASI IEAK
CALGARY	263	2	0	0	265	157
CAMROSE	1	0	0	0	+	*
EDMONTON M.A.	312	#	0	0	316	255
FORT MCMURRAY	က	0	0	0	ဇ	_79
GRANDE PRAIRIE	16	2	0	0	18	200
LEDUC	2	0	0	0	2	100
LETHBRIDGE	#	0	0	0	#	100
LLOYDMINSTER(ALTA. PART)	14	0	0	0	14	27
MEDICINE HAT	10	0	0	0	10	004
RED DEER	14	2	10	0	26	189
SPRUCE GROVE	±	0	0	0	#	300
TOTAL	643	10	10	0	663	182

* PHEVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

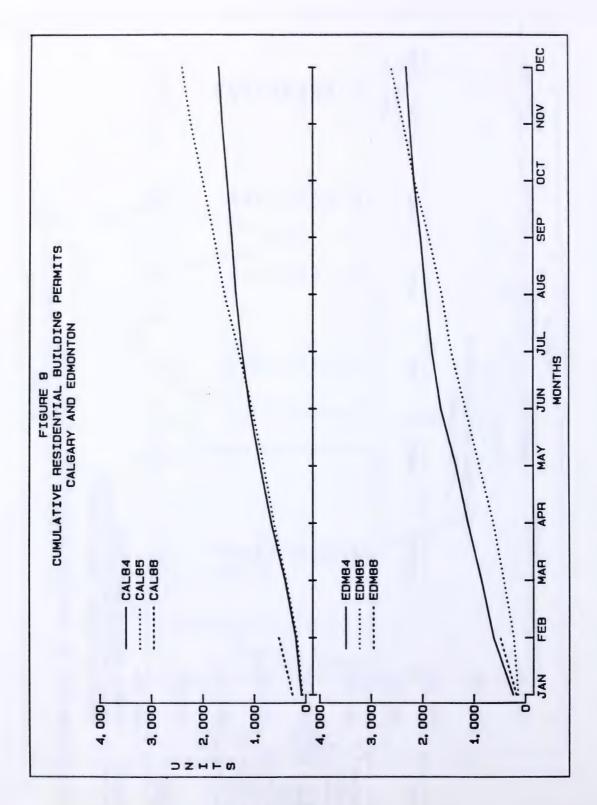


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY CAMROSE	CAM	ROSE	EDMONTON (METRO)		FORT MCMURRAY	RAY	GRAND	RIE	LEDUC		ЕТНВК	LETHBRIDGE LLOYDMIN. (ALTA.PART	LLOYDMIN. ALTA.PART	MIN. PART)	MEDICINE		RED 1	DEER	SP	SPRUCE GROVE
	1985	1986	1986 1985 1986	1986	1985	1986	1985 1986		1985 1986	1986	1985 1986	1986	1985	1986	1985	1986	1985 1986 1985 1986 1985 1986		1985 1	1986	1985 1986	198
JANUARY		257	2	0	139	175	က	13	S	#	2	2	S	7	15	21	0		2	19	н	
FEBRUARY		522	2	+	228	491	17	16	80	22	က	#	7	11	26	35	2	20	11	45	2	
MARCH			#		419		33		16		7		15		33		5		31		2	
APRIL			6		623		67		34		6		37		82		10		59		9	
MAY			11		968		104		42		14		54		100		17		74		80	
JUNE	1046		13		1162		137		61		16		72		131		25		90		15	
JULY			18		1440		157		81		13		87		154		42		109		19	
AUGUST			20		1621		218		103		21		95		178		51		135		23	
SEPTEMBER			23		1870		244		117		30		110		286		70		156		26	
OCTOBER			56		2150		261		149		34		116		328		87		172		29	
NOVEMBER			27		2366		263		163		34		130		397		116		185		30	
DECEMBER			27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	IANGE	211		_20		115		9		175		33		57		35		900		309		200
YEAR 1985	JAN 239	FEB 474		MAR 951	APR 1554	MAY 2140	JUN 2768		JUL 3430	TOTAL AUG 4048	SEP 4716		OCT 5359	NOV 5932		<i>DEC</i> 6386	PERCENT		CHANGE			
1986	510	1173															147					

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

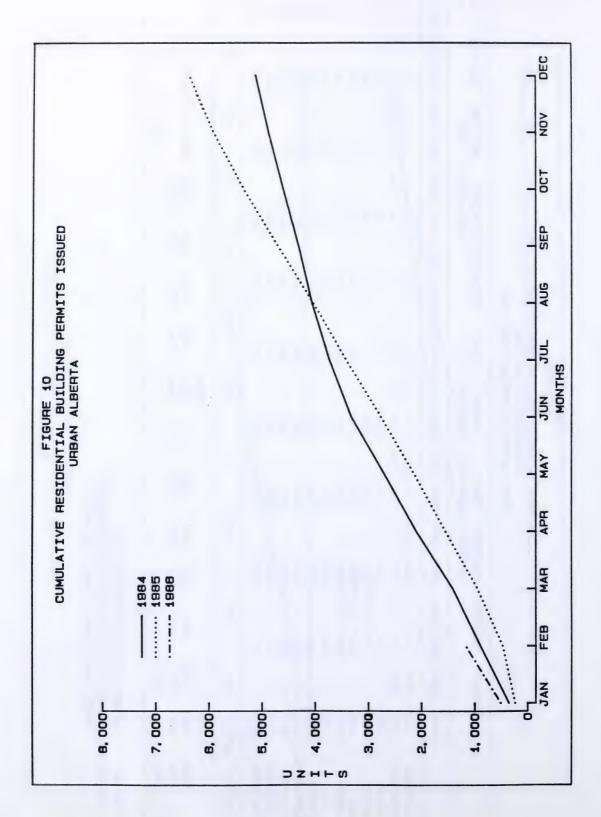


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477		
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	1173	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

6 6 9 8 8 9 8 8 9 8 9	S	SINGLES	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MULTI		I	TOTAL	
		YEAR	TO DATE		YEAR I	YEAR TO DATE		YEAR	YEAR TO DATE
	FEBRUARY-86		PERCENT CHANGE 1986 OVER 1985	FEBRUARY-86	P C 1986 O	PERCENT CHANGE 1986 OVER 1985	FEBRUARY-86	1986	PERCENT CHANGE 1986 OVER 1985
BONNYVILLE	1	1	_80	120	126	*	121	127	127 2440
COLD LAKE	ro	9	.20	42	42	*	74	48	300
GRAND CENTRE	ω	11	120	0	0	*	80	11	120
ELK POINT		H	_67	0	0	*	1	₩	_67
ST. PAUL	0	2	100	0	0	*	0	2	100
SOURCE: A PREPARED BY: A	SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH	F STATIS PLANNING MIC ANAL:	TICS SECRETARIAT YSIS BRANCH						

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

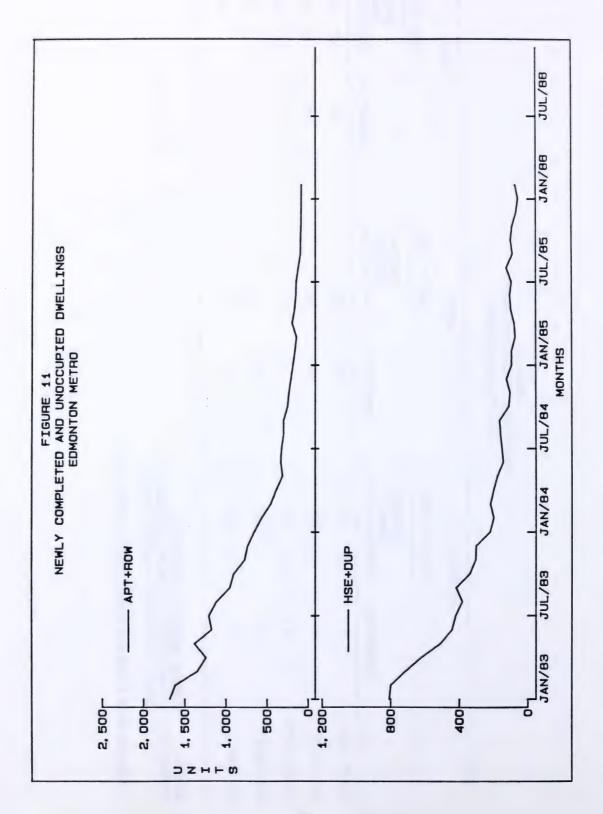


TABLE 15

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	93 93 72 78 98 104 94 124 89 100 100 68	184 161 143 195 165 151 146 121 94 93 87	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19			
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	57 73	84 84	141 157	167 166	56 49

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

**THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

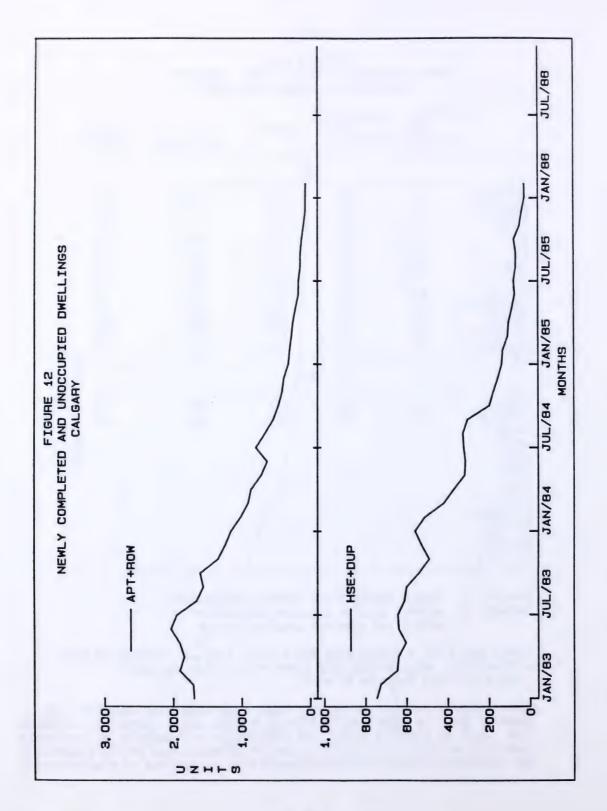


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 68 78 50	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150	115 277 101 65 101 79 169 213 239 167 269	30 41 28 20 34 35 40 53 53 46 68
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27	74 70	100 97	208 187	69 66

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

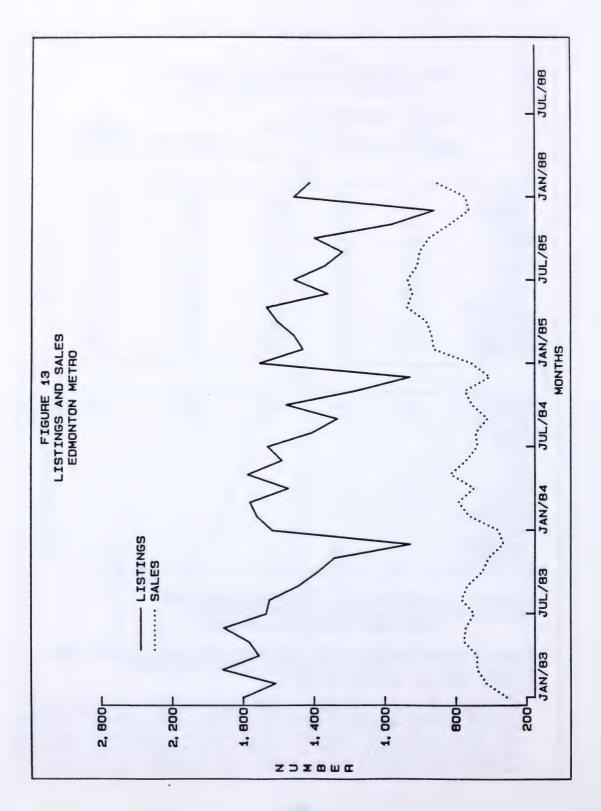


TABLE 17 RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH				_
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

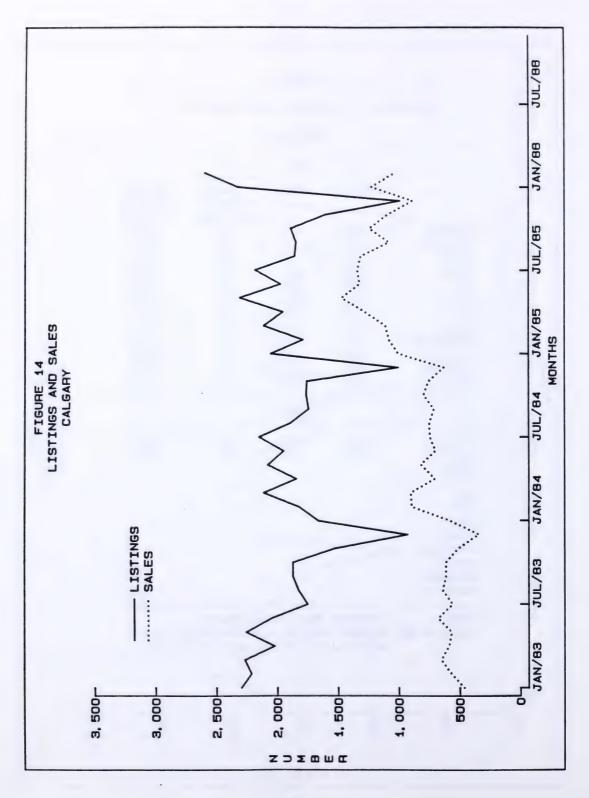


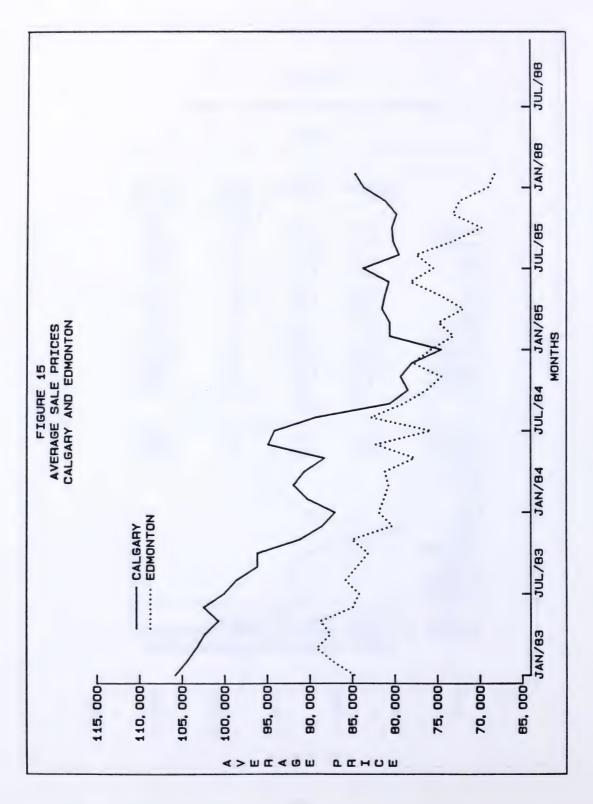
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	•53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	•68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	-40	84681
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT



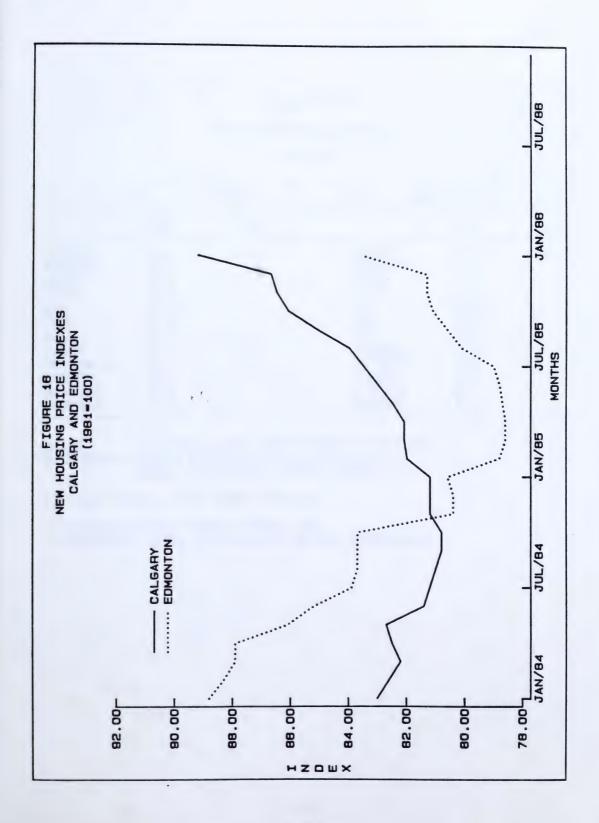




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	CALGARY**		EDM	EDMONTON***		
	1985	1986		1985	1986	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5	89.2	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT

MARKET AND ECONOMIC ANALYSIS BRANCH

^{*}THE LAST FIGURE IS THE LATEST AVAILABLE

^{**}REPRESENTS SINGLE DETACHED HOUSES ONLY

^{***}REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



APR 29 1986

ATTEMPTS.

RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1986





RESIDENTIAL CONSTRUCTION IN ALBERTA

MARCH 1986

ALBERTA HOUSING PLANNING SECRETARIAT

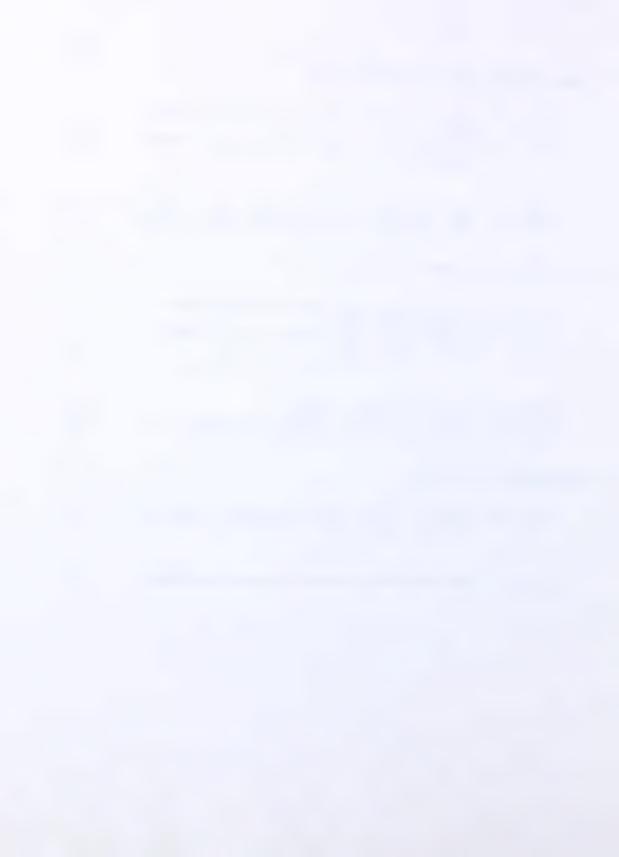


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	* * *	
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Highlights

Urban Alberta

- O Housing starts in March increased from the previous year to 552 units, up 195% from 187 units in March 1985. This marks the nineth consecutive month that a significant year-to-year increase has been reported.
- ° Total starts for the first quarter increased 119% to 1,511 units from 691 for 1985. Singles jumped by 121% while multiples rose 100%.
- Onits under construction in March increased again from the preceding month to 2,537 units, of which 13% or 333 were apartment units.
- ° The number of building permits issued in Urban Alberta dropped 12% from the month before to 583 units, but still 22% ahead of last year's level.

Calgary

- ° Calgary's starts continued to increase sharply last month to 251 units (all single family), a jump of 280% in comparison to a year ago.
- Only 2 multiples were started for the first quarter of this year. Single family starts increased 158% over last year.
- O Housing under construction increased marginally to 1,258 units from 1,231 the month before. For the first time in many months, inventory of newly completed and unoccupied housing showed an upward movement to 150 units from 97 in February.



- Building permits however decreased to 237 units (227 singles and 10 semis) in March, down 11% from the preceding month, but up 10% over the same month last year.
- ° In the resale market, only 702 residential units were sold during the month, a drop of 37% compared to March 1985. The ratio of sales to listings also dropped sharply to .25, the lowest level in a number of months.
- O However, the average resale house price continued to increase to \$85,268 from \$84,681 in February. The new house price index also continued the upward trend to 90.1 in February, up 10% from February 1985.

Edmonton

- Edmonton's housing starts improved sharply to 207 units last month, up 130% over March 1985.
- o Total starts to date rose by 112% to 627 units from 1985 figure of 296; both single and multiple family starts showed increases.
- Housing under construction continued to increase to 886 units, up 4% from 855 the month before. Inventory of newly completed and unoccupied units increased slightly to 157 units with the rate of absorption also increased to 53% compared to 49% the month before.
- Resale housing market activities decreased again last month with only 555 units sold, down 25% over the same month last year. The ratio of sales to listings dropped to .34, the lowest in more than a year.
- O However, the average selling price increased to \$74,085 last month, up 9% over February. The new house price index continued to show an upward movement to 85.0 in February.



MAR-86

HOUSING STARTS BY TYPE URBAN ALBERTA

СІТҮ	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. EVAT MCMURKAY GRANDE PKAIRIE LLETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT KED DEER	251 203 3 15 15 16 16	00#0000000	000000000000000000000000000000000000000	175 000 140 000	251 207 15 15 15 16 18 18 18 15 16	280 130 25 25 767 800 650 160
TOTAL	512	#	10	26	552	195

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

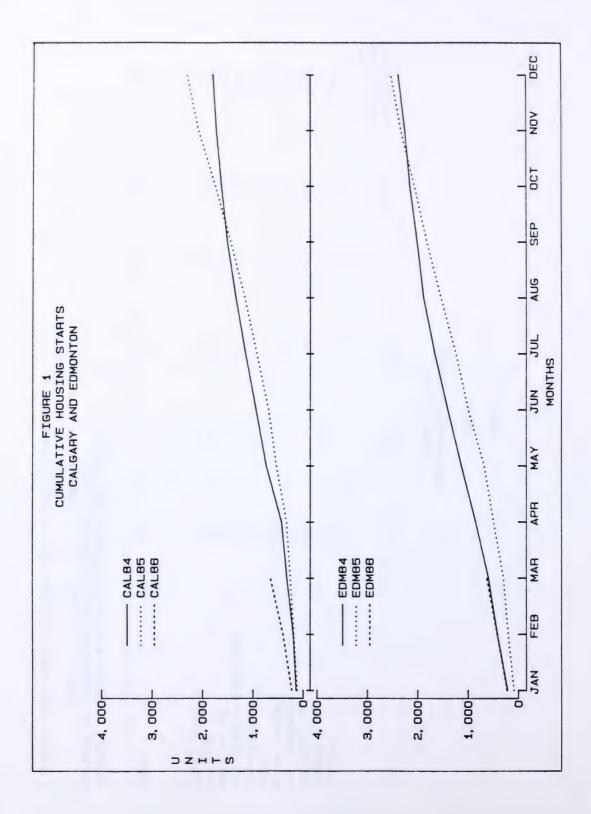


TABLE 2

MAR-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	IIS	SINGLES	SE	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	252	651	0	2	5	0	0	0	257	653	154
CAMROSE	≠	2	0	0	0	0	0	0	#	2	_50
EDMONTON M.A.	268	562	0	28	0	37	28	0	296	627	112
FORT MCMURRAY	25	6	0	0	0	0	0	12	25	21	_16
GRANDE PRAIRIE	9	36	0	0	0	0	0	0	6	36	300
LEDUC	3	9	0	0	0	0	0	0	3	9	100
LETHBRIDGE	6	15	2	0	0	0	4	0	15	15	0
LLOYDMINSTER(ALTA. PART	7) 26	17	0	0	0	0	25	14	51	31	_39
MEDICINE HAT	5	32	0	2	0	0	0	0	5	34	580
RED DEER	20	45	0	2	0	31	0	0	20	78	290
SPRUCE GROVE	9	80	0	0	0	0	0	0	9	80	33
TOTAL PERCENT CHANGE BY TYPE	627	1383	2	34 1600	S	68 1260	57	26 -54	691	1511 119	119
							111111				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

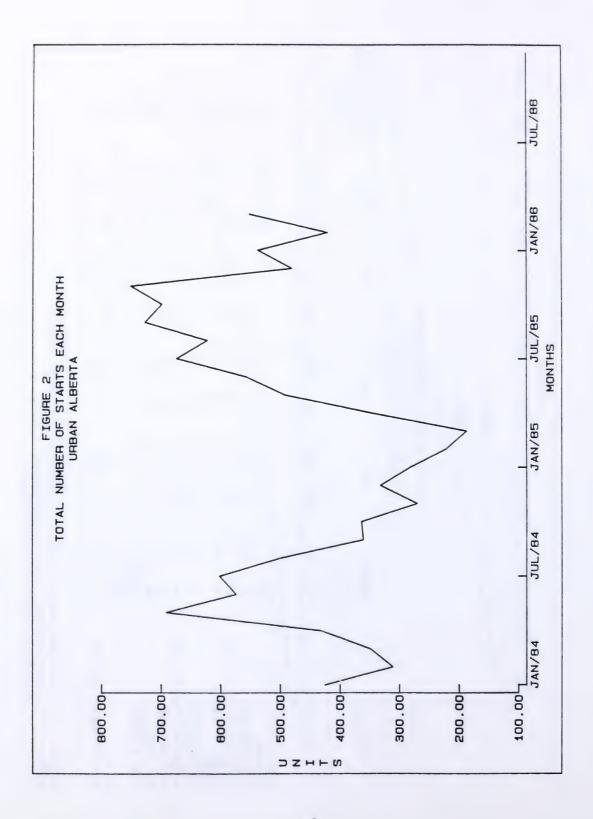


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

,	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	552	195
APRIL	347	302	150
MAY	493		
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	1511	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

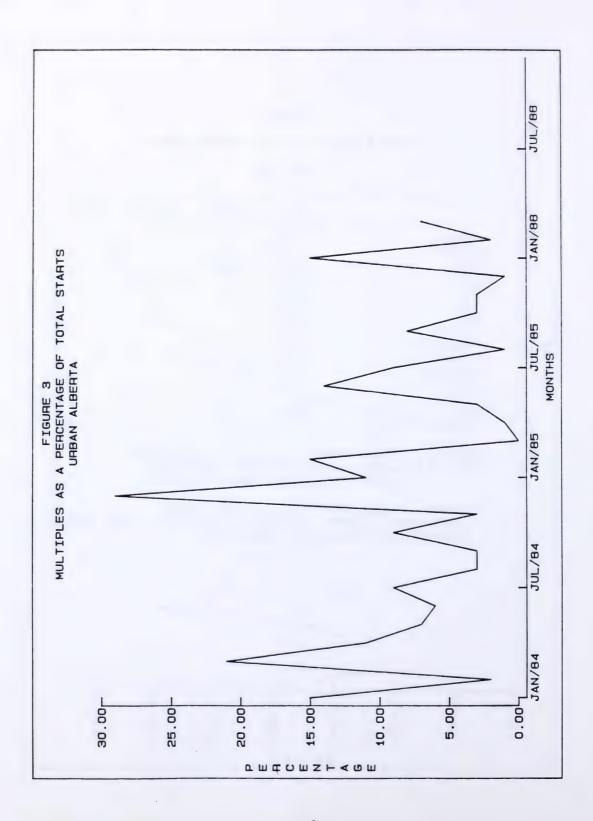


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

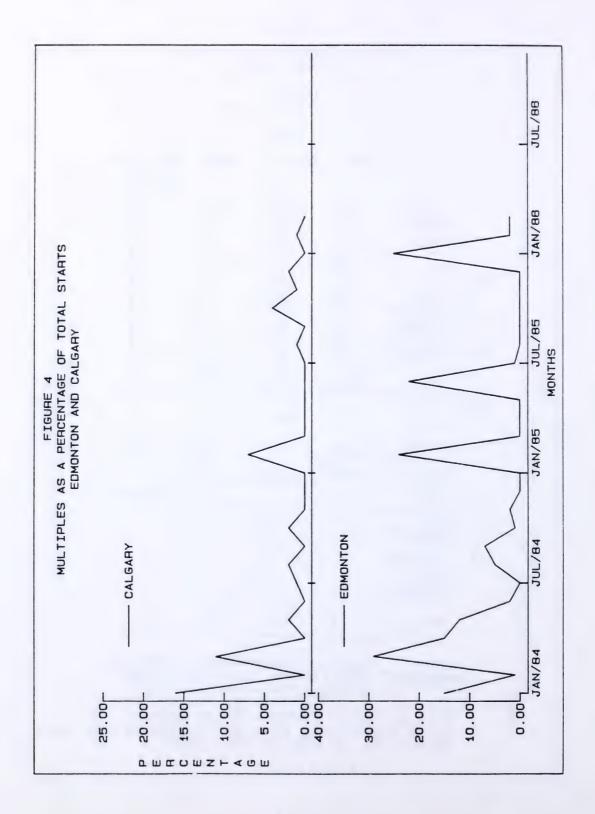
-	0	-	-

		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
	JANUARY	282	0.51	24	
			251	31	11
	FEBRUARY	222	189	33	15
	MARCH	187	187	0	0
	APRIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	699	679	20	3
	NOVEMBER	751	726	25	3
	DECEMBER	481	477	14	1
	TOTAL	6044	5701	343	6
-			4000		
			1986		
	JANUARY	538	460	78	14
	FEBRUARY	421	411	10	2
	MARCH	552	512	40	7
	APRIL				
	MAY				
	JUNE				
	JULY				
	AUGUST				
	SEPTEMBER				
	OCTOBER				
	NOVEMBER				
	DECLMBER				

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TOTAL 1511 1383 128

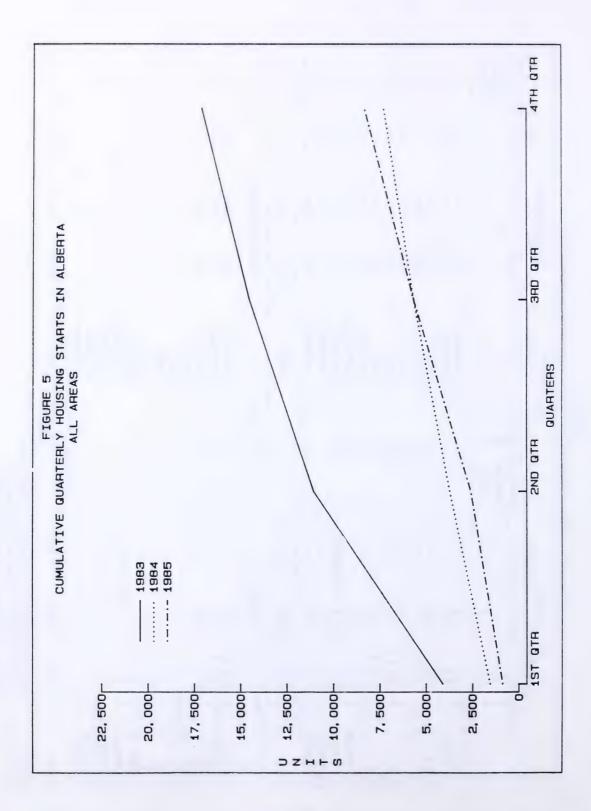
^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL SINGLES MULTI AS A TOTAL SINGLES MULTI AS A TOTAL SINGLES MULTI AS A TOTAL			CALGARI	7		1385	EDMOIN	ELMONION (MEINO)		
The color of the		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
HE	JANUARY	118	118	0	0	JANUARY	06	06	0	0
Fee	FEBRUARY	73	89	2	7	FEBRUARY	116	88	28	24
The color of the	MARCH	99	99	0	0	MARCH	06	90	0	0
152 152 102 103 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 104 105 105 104 105	APRIL	16	92	0	0	APRIL	200	200	0	0
152 152 152 0 0 JUNE 313 244 5 234 234 234 2 249 241 2 249 241 2 249 241 2 249 241 2 249 241 2 249 241 2 249 241 2 249 241 2 249 241 2 240 241 2 241 241 2 241 241 2 241 241 2 242 243 241 2 244 241 2 258 241 2 251 251 2 251 251 2 252 252 2 253 2 253 2 254 2 255 2 258 2 259 2 250 2 251 2 251 2 252 2 253 2 254 2 254 2 255 2 258 2 244 104 251 2 251 2 252 2 253 2 254 2 255 2 258 2 247 104 4	MAY	202	202	0	0	MAY	185	185	0	0
TARY 234 334 234 <td>JUNE</td> <td>152</td> <td>152</td> <td>0</td> <td>0</td> <td>JUNE</td> <td>313</td> <td>245</td> <td>89</td> <td>22</td>	JUNE	152	152	0	0	JUNE	313	245	89	22
SF 2443 2441 2 1 ANGUIST 296 290 6 SWBER 283 283 0 0 SEPTEMBER 278 0 ABER 334 29 1 4 OCCTOBER 251 273 0 ABER 231 227 4 2 DECEMBER 270 270 0 ABER 231 227 4 2 DECEMBER 270 270 0 ABER 231 227 4 1 TOTAL 2528 2424 104 ARY 225 225 0 0 JANUARY 2258 1244 104 ARY 177 175 2 1 FEBRUARY 207 203 4 ARY 177 175 2 1 ARRITIC AR	JULY	234	234	0	0	JULY	243	241	2	1
WABER 283 283 0 OSEPTEMBER 278 278 0 BER 304 293 11 4 OCTOBER 251 251 0 BER 336 334 2 4 OCTOBER 251 251 0 GBER 231 227 4 2 DECEMBER 270 270 0 GALGARY 24 1 TOTAL 2528 2424 104 GALGARY 24 1 TOTAL 2528 2424 104 ARY 251 22 2424 104 0 </td <td>AUGUST</td> <td>243</td> <td>241</td> <td>2</td> <td>1</td> <td>AUGUST</td> <td>296</td> <td>290</td> <td>9</td> <td>2</td>	AUGUST	243	241	2	1	AUGUST	296	290	9	2
BER 304 293 11	SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
NOVEMBER 236 334 2 1 NOVEMBER 270 270 0	OCTOBER	304	293	11	#	OCTOBER	251	251	0	0
NEER 231 227	NOVEMBER	336	334	2	+	NOVEMBER	270	270	0	0
CALGARY 1986 EDMONTON (METRO) 1986 EDMONTON (METRO) 1986 EDMONTON (METRO) 1988 1914 1044 1044 1155 1251 105	DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
TOTAL TOTAL TOTAL 104				1 1 1	1 1 1		1 1	8 8 8 8	1 1 1	
ARK 225 225 0 0 JANUARY 225 168 57 JARY 177 175 2 1 FEBRUARY 225 168 57 JARY 177 175 2 1 FEBRUARY 195 191 4 JARY 177 175 2 0 0 JANUARY 207 203 4 JANE ARCH 207 203 4 <td>TOTAL</td> <td>2318</td> <td>2294</td> <td>24</td> <td>1</td> <td>TOTAL</td> <td>2528</td> <td>2424</td> <td>104</td> <td>ħ</td>	TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	ħ
4RY 225 225 168 57 JARY 175 2 1 FEBRUARY 225 168 57 4 177 175 2 1 FEBRUARY 225 191 4 4 251 251 0 0 MARCH 207 203 4 APRIL MAY JUNE JUNE AUGUST AUGUST AUGUST AUGUST SFR SEPTEMBER SEPTEMBER OCTOBER NOVEMBER AUGUSTR A			CALGA	Z.Z.		1986	EDMON	TON (METRO)		8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9
JARY 177 175 2 1 FEBRUARY 195 191 4 4 251 251 0 0 0 MARCH 207 203 4 APRIL MAY JUNE JUNE JUNE JUNE JUNE JUNE JUNE JUNE	JANUARY	225	225	0	0	JANUARY	225	168	57	25
## 251 251 251 0 0 0 MARCH 207 203 44 ### APRILL MAY JUNE JUNE JUNE JULY SERTEMBER ### AUGUST SEPTEMBER ### AUGUST SEPTEMBER ### AUGUST SEPTEMBER ### AUGUST SEPTEMBER ### AUGUST ### AUGU	FEBRUARY	177	175	2	1	FEBRUARY	195	191	±	2
ST APRIL MAY JUNE JUNE JULY SER HERR HERR HERR GCTOBER NOVEMBER DECEMBER DECEMBER CE CANADA MORTGAGE AND HOUSING CORPORATION ARED BY: ALBERTA HOUSING SECRETARIAT	MAHCH	251	251	0	0	MARCH	207	203	#	2
ST JUNE JULY AUGUST SEPTEMBER BER WBER WBER WBER WBER WOVEMBER DECEMBER DECEMBER TOTAL 653 651 2 TOTAL 657 562 653 4RED BY: ALBERTA HOUSING SECRETARIAT	APRIL					APRIL MAY				
T AUGUST AUGUST SEPTEMBER SER SER SER SER SER SER SER SER SER S	JUNE					JUNE				
WBERN SEPTEMBER SCTOBER NOVEMBER BERN BERN BERN BERN BERN BERN BERN B	JULY					JULY				
SEPTEMBER SER SER SER SER SER SER SER SER SER S	AUGUST					AUGUST				
SK OCTOBER NOVEMBER BER BER BER 653 651 2 TOTAL 627 562 65 S: CANADA MORTGAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT	SEPTEMBER					SEPTEMBER				
BER BER BER BECEMBER 653 651 2 TOTAL 627 655 65 F. CANADA MORTGAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT	OCTOBER					OCTOBER				
BER 653 651 2 TOTAL 627 562 65 5: CANADA MORTGAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT	NOVEMBER					NOVEMBER				
653 651 2 TOTAL 627 562 65 5: CANADA MORTGAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT	DECEMBER					DECEMBER				
CANADA MORTGAGE ALBERTA HOUSING	TOTAL	653	9			TOTAL	627	562	65	
CANADA MORTGAGE ALBERTA HOUSING				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	SOURCE:		MORTGAGE ,	AND HOUSING	G CORPORATION					
	PREPARED BY		A HOUSING P	PLANNING SI	ECRETARIAT					

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QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1984 - 1985

PURCENT CH4NGE

1985

1984

QUARTER 1548 873 QUARTER 2186 1723 QUARTER 1947 3091 H QUARTER 1614 2650 7295 8337	FIRST QUARTER SECOND QUARTER THIRD QUARTER		8451		
QUARTER 2186 1723 QUARTER 1947 3091 H QUARTER 1614 2650 7295 8337	SECOND QUARTER THIRD QUARTER			873	77 77
QUARTER 1947 3091 H QUARTER 1614 2650 7295 8337	THIRD QUARTER		2186	1723	_21
# QUARTER 1614 2650 7295 8337			1947	3091	59
7295 8337	FOURTH QUARTER		1614	2650	119
7295		i		1 1 1 1	1 1 1
	TOTAL		7295	8337	14
	SOURCE	CANADA MORTGAGE AND HOUSTING CORPORATION	OD SINCE CO	RPORATION	

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 7

MAR-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LETHBRIDGE LETHBRIDGE MEDICINE HAT RED DEER SPRUCE GROVE	222 154 11 11 11 17 13 25 25	0000000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	75 75 77 00 00 00 00 00	224 178 178 55 9 11 17 13 25 21	122 -33 105 1733 80 0 750 63 733 320 100
TUTAL	470	#	7	99	547	150

SOURCE: CANADA MONTGAGE AND HOUSING COMPORATION PREPARED BY: ALBENTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

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MAR-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CALGARY CANKOSL EDMONTON M.A. 810					OVER SAME MTH LAST YEAR
V M.A.		0 0	221	1258	172
		37	0 0 0	886	12
ن ن		00 =	0 0	43 11	34 187 25.7
DGE'		• • •	0 90	50	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
מחושי נשווו)		000	0	45	13
		33	00	82 8	310 60
TOTAL 2088	42	1/4	333	2537	59

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

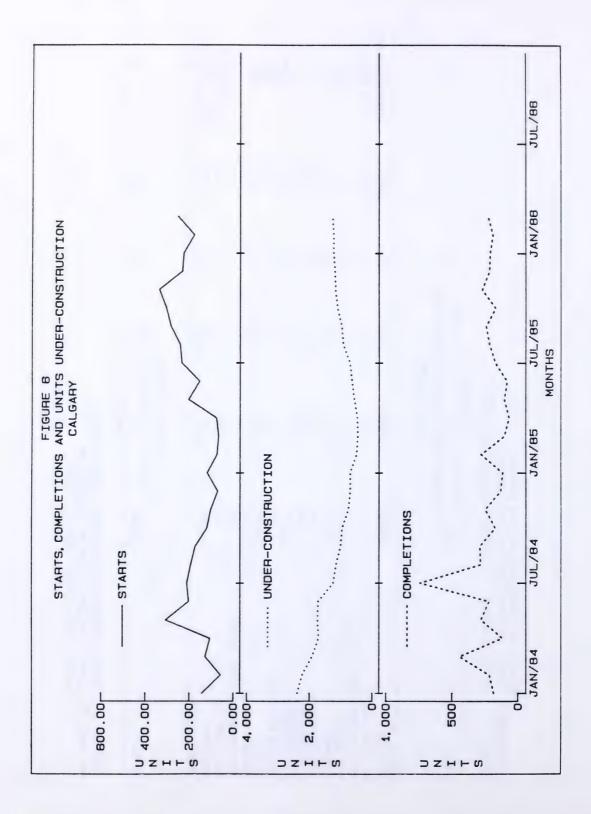


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MA RCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FLBRUARY	177	187	1231
MARCH	251	224	1258
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBLR			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

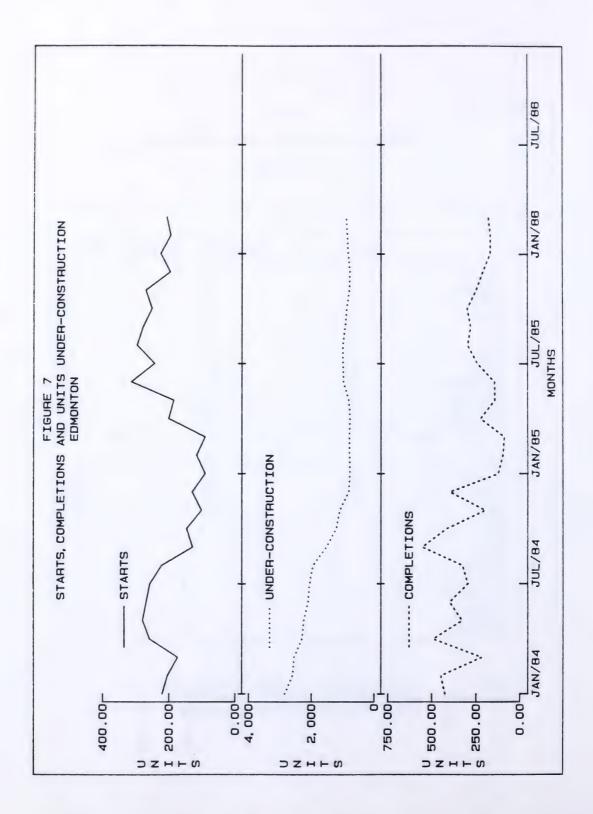


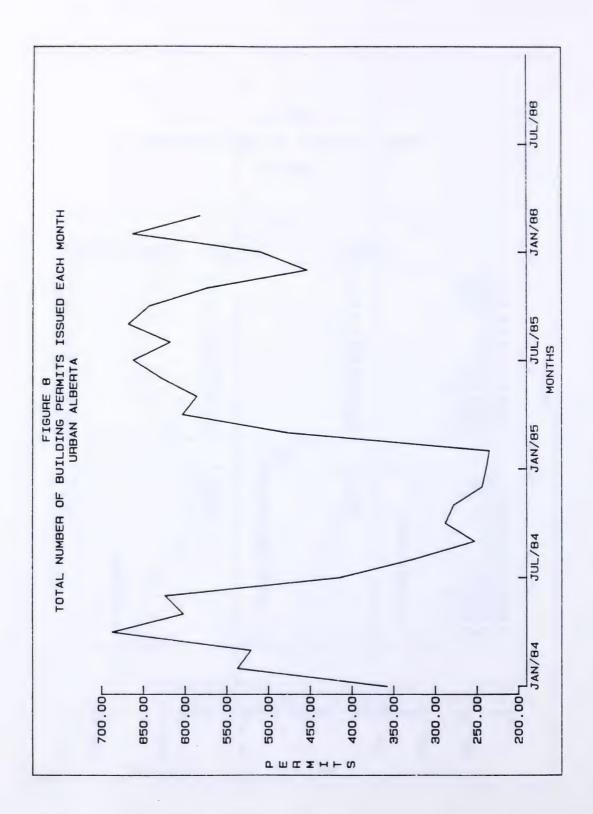
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	78
MA KCH	90	87	79
APRIL	200	222	76
MAY	185	141	81:
JUNE	313	143	98
JULY	243	240	99
AUGUST	296	296	99
SEPTEMBER	278	278	92
OCTOBER	251	298	87.
NOVEMBER	270	248	79
DECEMBER	196	210	77:
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	85
MA RCH	207	178	88
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

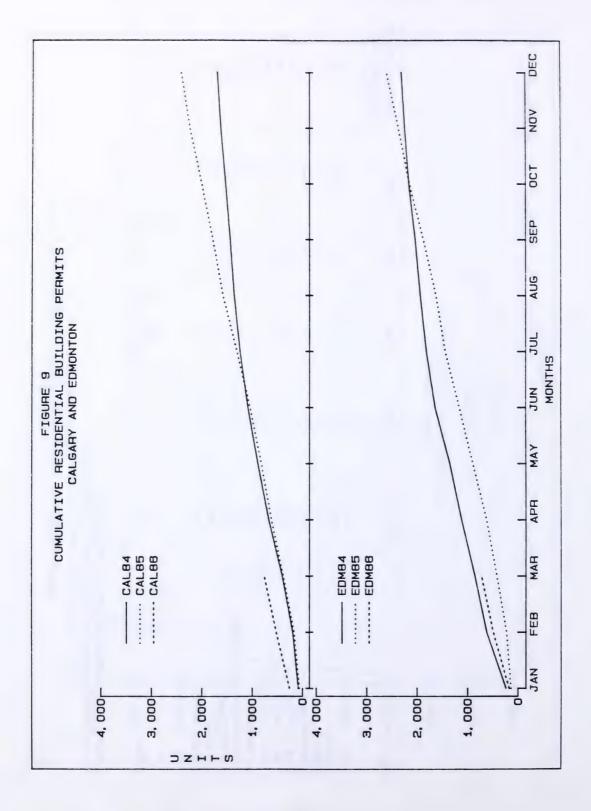


MAR-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. PORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTERALTA. PART) MEDICINE HAT RED DEER	227 2 231 2 12 0 0 13 8 8 17 28	000000000000	250000000000000000000000000000000000000	000000000	237 231 231 12 0 17 8 4,2 4,2	10 0 21 88 50 100 113 114 1300 40
TOTAL	ħħ9	14	25	0	583	22

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME

TIME PERIOD IN THE PREVIOUS YEAR

1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 1985 1986 <th< th=""><th></th><th>CA</th><th>САБСАКУ</th><th>CAM</th><th>CAMROSE</th><th>EDMONTON (METRO)</th><th></th><th>FOKT MCMURRAY</th><th>KAY</th><th>GRAND PRAIHIE</th><th>VD YIE</th><th>TEDUC</th><th></th><th>ЕТНВК</th><th>LETHBRIDGE LLOYDMIN. (ALTA.PART</th><th>LLOYDMIN. ALTA.PART</th><th>IIN.</th><th>MEDICINE HAT</th><th>INE</th><th>KED</th><th>DEER</th><th>SP</th><th>SPRUCE</th></th<>		CA	САБСАКУ	CAM	CAMROSE	EDMONTON (METRO)		FOKT MCMURRAY	KAY	GRAND PRAIHIE	VD YIE	TEDUC		ЕТНВК	LETHBRIDGE LLOYDMIN. (ALTA.PART	LLOYDMIN. ALTA.PART	IIN.	MEDICINE HAT	INE	KED	DEER	SP	SPRUCE
65 257 2 0 139 175 3 13 5 4 2 2 5 7 15 21 0 10 2 19 383 522 2 1 28 33 4 7 11 26 35 2 20 11 45 618 522 4 3 4 7 11 26 35 2 20 11 45 618 4 11 6 3 4 7 11 26 35 2 20 11 45 1046 11 86 134 7 14 15 28 31 17 74 1104 130 14 7 14 15 28 31 42 10 74 42 42 42 42 42 44 42 44 44 42 44 44 44 44<	1	1985	1986	1985	1986	1985	1986	1985	1986	1985	9861	1985	1986	1985	1986 1	985 1	986 1	985 1	986 1	1985		1985	1986
168 522 2 1 228 491 17 16 8 22 3 4 7 11 26 35 2 20 11 45 383 759 4 3 419 722 33 18 16 34 7 4 15 28 33 43 5 62 31 45 61 3 4 3 4 15 34 3 43 5 62 31 43 820 104 104 14 15 28 37 82 30 17 74 1046 13 162 137 4 15 24 16 37 131 42 17 1563 20 11 4 15 34 16 34 16 36 31 43 43 43 43 43 43 43 44 43 44	JANUARY	69	257	2	0	139	175	8	13	5	≠	2	2	5	7	15	21	0	10	2	19	1	2
384 759 4 3 419 722 33 16 34 7 4 15 28 33 43 5 62 31 73 618 9 623 67 34 9 37 82 10 59 31 73 59 31 74 10 17 74 10 17 74 10 17 74 10 17 74 10 <td>FLUNDARY</td> <td>168</td> <td>522</td> <td>2</td> <td>1</td> <td>228</td> <td>491</td> <td>17</td> <td>16</td> <td>20</td> <td>22</td> <td>3</td> <td>#</td> <td>7</td> <td>11</td> <td>26</td> <td>35</td> <td>2</td> <td>20</td> <td>11</td> <td>145</td> <td>2</td> <td>1 9</td>	FLUNDARY	168	522	2	1	228	491	17	16	20	22	3	#	7	11	26	35	2	20	11	145	2	1 9
618 9 67 34 9 37 82 10 59 820 11 896 104 42 14 54 100 17 74 1046 13 1162 137 61 16 72 131 25 90 1304 18 1440 157 81 19 87 178 109 90 1583 20 1621 218 103 21 95 178 42 109 2043 22 260 263 163 34 116 328 87 175 22443 27 2604 263 163 34 130 328 87 185 2418 27 2604 269 165 37 43 100 135 ANGE 98 72 130 1140 130 1140 130 1140 130 140 185	HATICH	383	759	±	3	419	722	33	18	16	34	7	#	15	28	33	43	5	62	31	73	2	10
820 11 896 104 42 14 54 100 17 74 1046 13 1162 137 61 16 72 131 25 90 1304 13 1162 137 61 16 72 131 25 90 1583 20 1621 218 103 21 95 178 51 109 1784 23 163 244 117 30 110 286 70 156 2043 26 263 163 34 130 397 94 185 2243 27 2604 269 165 37 137 402 97 137 ANGE 98 72 143 37 40 135 248 FEB MAR APR MAY JUN JUN AUG SEP OCT NOV DEC PERCENT CHANGE	APKIL	618		5		623		67		34		6		37		82		10		59		9	
1046 13 1162 137 61 16 72 131 25 90 1304 18 1440 157 81 19 87 154 42 109 1304 18 1440 157 81 19 87 154 42 109 1867 20 1621 218 103 21 95 178 51 135 2R 2007 26 2150 261 149 34 116 286 70 156 2BC 2150 263 163 34 136 328 87 177 2BC 22150 263 165 37 137 402 94 185 2BC 2418 72 45 113 43 30 1140 135 3A 3AN 4AN 3AN 3AN 3AN 3A 1140 135 3A 4AN AN	MAY	820		11		968		104		42		14		54		100		17		74		8	
1304 18 14440 157 81 19 87 154 42 109 1583 20 1621 218 103 21 95 178 51 135 1784 20 1621 218 103 21 95 178 51 135 2007 26 244 117 30 116 286 70 156 2243 27 2366 263 163 34 136 397 94 185 2418 27 2604 269 165 37 137 402 97 197 ANGE 98 72 74 13 43 87 30 1140 135 34N FEB MAR APR AN JUN JUN AU	JUNE	1046		13		1162		137		61		16		72		131		25		90		15	
1583 20 1621 218 103 21 95 178 51 135 1784 23 1870 244 117 30 110 286 70 156 2007 26 251 149 34 116 328 87 172 2243 27 2604 263 165 37 137 402 94 185 2418 27 2604 269 165 37 137 402 97 197 ANGE 98 72 72 4,5 113 4,3 87 30 1140 135 JAN FEB MAR APR JUN JUN JUL AUG SEP OCT NOV DEC PERCENT CHANGE 510 1173 1756 3430 40448 4716 5359 5932 6386 85	JULY			18		1440		157		81		19		87		154		42		109		19	
1784 23 1870 244 117 30 110 286 70 156 2007 26 251 149 34 116 328 87 172 224,3 26 263 163 34 136 397 94 185 2418 27 2604 269 165 37 137 402 97 197 ANGE 98 72 72 745 113 43 87 30 1140 135 JAN FEB MAR APR AN JUN JUL AUG SEP OCT NOV DEC PERFCENT CHANGE 239 474 951 1554 2140 2768 3430 4048 4716 5359 5932 6386 85	AUGUST			20		1621		218		103		21		98		178		51		135		23	
2007 26 2150 261 149 34 116 328 87 172 224,3 224,3 263 163 34 130 397 94 185 2418 27 2604 269 165 37 137 402 97 197 ANGE 98 72 72 745 113 743 87 30 1140 135 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT CHANGE 239 474 951 1554 2140 2768 3430 40448 4716 5359 5932 6386 85	SEPTEMBER			23		1870		244		117		30		110		286		70		156		26	
2243 27 2366 263 163 34 130 397 94 185 2418 27 2604 269 165 37 137 402 97 197 ANGE 98 72 72 4, 45 113 4, 3 87 30 1140 135 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT CHANGE 510 1173 1756 85	OCTOBER			26		2150		261		149		34		116		328		87		172		29	
2418 27 2604 269 165 37 137 402 97 197 ANGE 98 725 72 45 113 43 87 30 1140 135 JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT CHANGE 510 1173 1756 85	NOVEMBER			27		2366		263		163		34		130		397		46		185		30	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	DECEMBER	1		27		2604		269		165		37		137		402		16		197		33	
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT 239 474 951 1554 2140 2768 3430 4048 4716 5359 5932 6386 510 1173 1756 85	PERCENT C	HANGE	98		_25		72		745		113		.t.3		87	8	30	1	140		135		100
	YEAR 1985 1986	JAN 239 510	FEE 474 1173		4R 51 56	APR 1554	MAY 2140	JU. 276			rotal AUG 4048		_,	OCT 5359	NOV 5932)EC 86	PERCE 85	WT Ch	IANGE		1 1 1	7 9 6

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH ALBERTA BUREAU OF STATISTICS SOURCE:

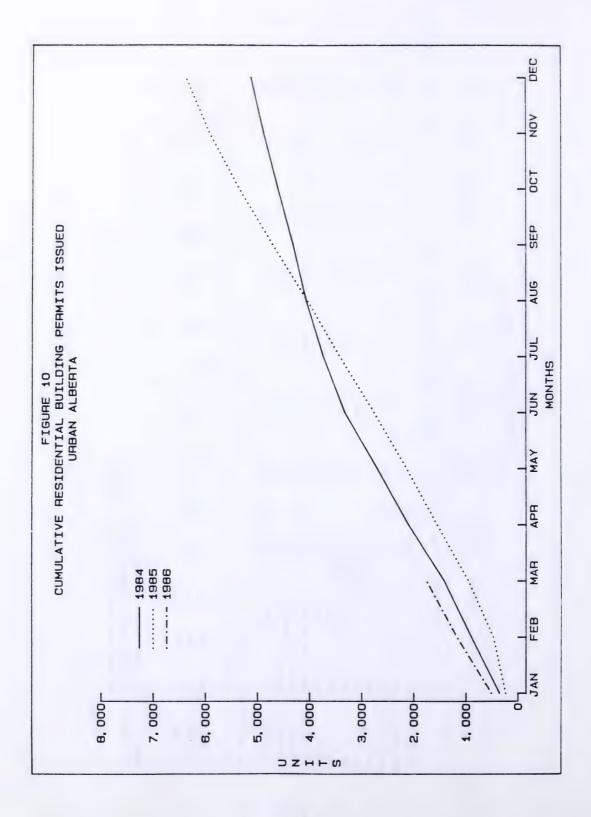


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN* ALBERTA (NUMBER OF UNITS) 1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603		
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBLR	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	1756	

SOURCE: ALBERTA BUKEAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

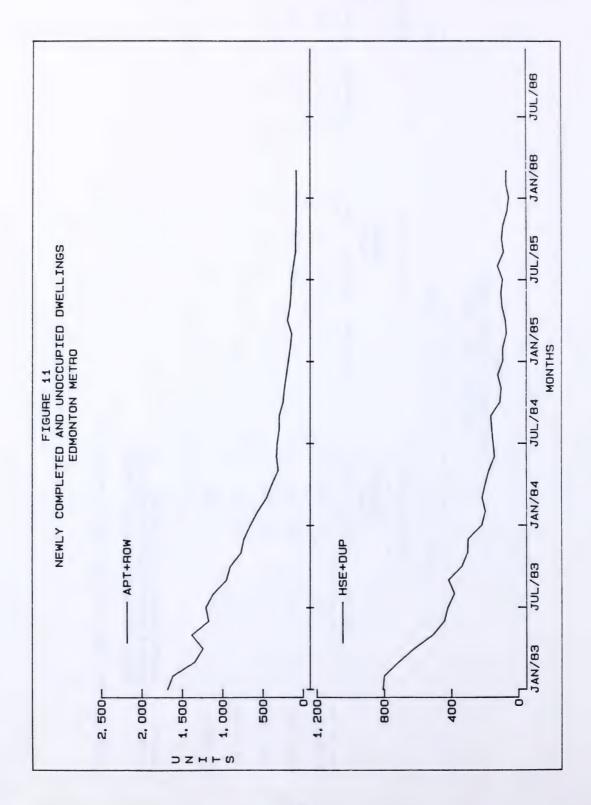


TABLE 14
RESIDENTIAL BUILDING PERMITS SELECTED RURAL AREAS

	IS	SINGLES			MULTI		T	TOTAL	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	MARCH-86	YEAR	YEAR TO DATE	MARCH-86	YEAR :	YEAR TO DATE	MARCH-86	YEAR	YEAR TO DATE PERCENT CHANGE 1986 OVER 1985
BONNYVILLE		2	88	0	126	*	1	128	128 700
COLD LAKE	5	11	745	0	42	42 -26	2	53	_31
GRAND CENTRE	2	13	160	0	0	*	2	13	160
ELK POINT	1	2	- 71	0	0	*	1	2	-71
ST. PAUL	က	2	004	0	0	*	ဇ	5	004
		1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					1	

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH ALBERTA BUREAU OF STATISTICS SOURCE:

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	93 93 72 78 98 104 94 124 89 100 100 68	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	57 73 72	84 84 87	141 157 159	167 166 178	56 49 53

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

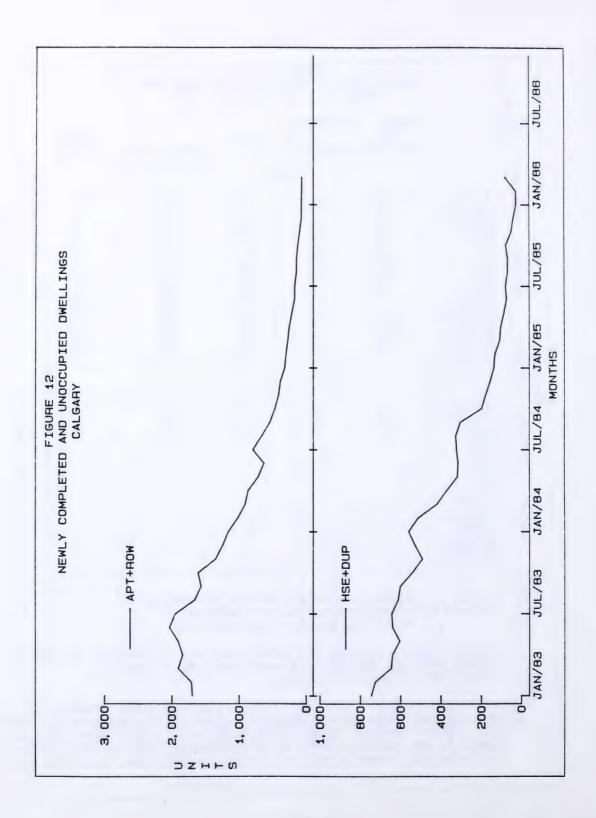


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 68 78 50	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150	115 277 101 65 101 79 169 213 239 167 269 214	30 41 28 20 34 35 40 53 53 46 68 68
	• • • • • • • • • • • • • • • • • • • •	19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27 80	74 70 70	100 97 150	208 187 224	69 66 53

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION KATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

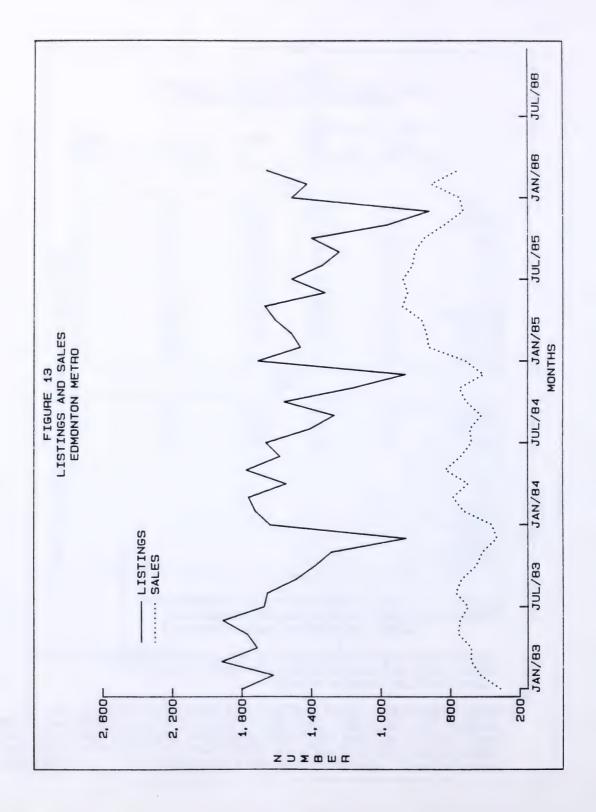


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	•50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MA RCH	1656	555	.34	74085
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER NOVEMBER				
DECEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

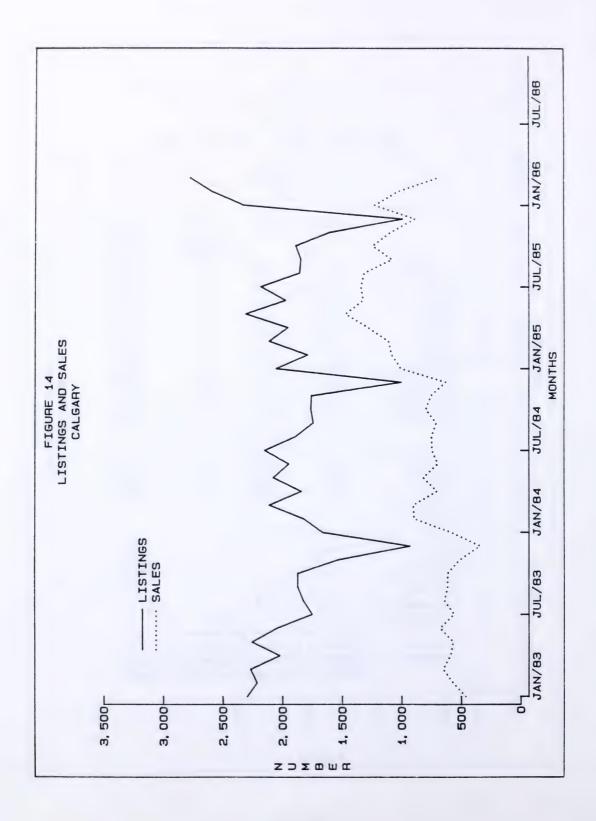


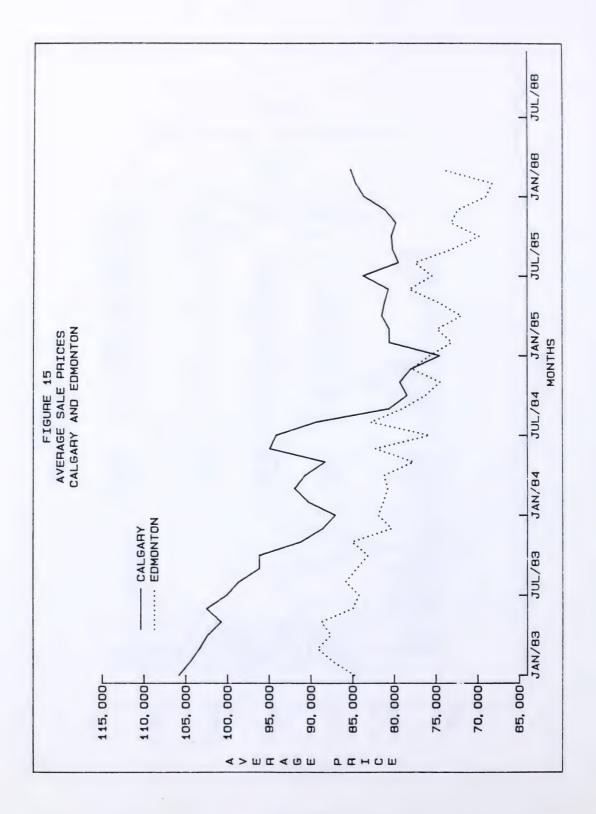
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES	AVERAGE SELLING
			TO LISTINGS	PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				
GOUDGE.	CATCARY	DEAL DO	TO A DD	

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



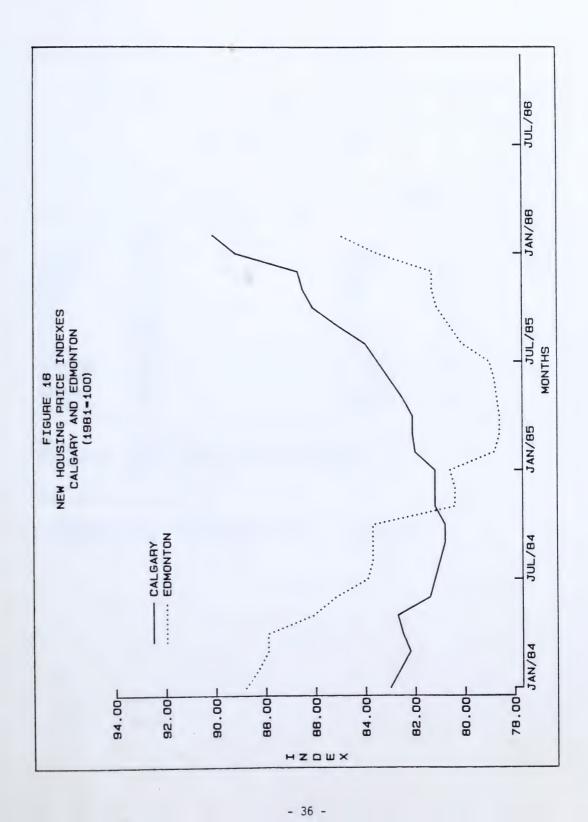




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	C	ALGAKY**	EDM	ONTON***	
	1985	1986		1985	1986
JANUARY	81.2	89.2	JANUARY	80.6	83.5
FEBRUARY	82.0	90.1	FEBRUARY	78.8	85.0
MARCH	82.1		MARCH	78.6	
APRIL	82.1		APRIL	78.6	
MAY	82.5		MAY	78.7	
JUNE	83.0		JUNE	78.8	
JULY	83.5		JULY	79.0	
AUGUST	84.0		AUGUST	80.1	
SEPTEMBER	85.1		SEPTEMBER	80.6	
OCTOBER	86.1		OCTOBER	81.1	
NOVEMBER	86.5		NOVEMBER	81.3	
DECEMBER	86.7		DECEMBER	81.3	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

- **REPRESENTS SINGLE DETACHED HOUSES ONLY
- ***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



- 1 1 - 1 /



RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1986





RESIDENTIAL CONSTRUCTION IN ALBERTA

APRIL 1986

ALBERTA HOUSING PLANNING SECRETARIAT



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••



Highlights

Alberta

° In the first quarter, housing starts jumped sharply to 1,809 units, up 107% from 873 for 1985. This marks the third consecutive quarter that a year to year increase has been recorded.

Urban Alberta

- O Housing starts in April continued to increase from the previous year to 557 units, a 61% increase from 347 units in April 1985.
- Total starts to date rose by 99% to 2,069 units compared to 1,038 in 1985. Both singles and multiples were up 98% and 110% respectively.
- O However, units under construction in April fell 8% from the month before to 2,344 units. Only 4% or 82 were apartment units.
- For the first time since June 1985, the number of building permits issued in Urban Alberta dropped 13% to 527 units in comparison with 603 units a year ago.

Calgary

- ° Calgary's starts dropped 23% from the preceding month to 193 units (all single family), but still 154% ahead of last years level.
- O Total starts for the first 4 months also rose by 1 1% to 846 units from 333 for 1985. So far, only 2 multiples were started. Single family starts increased 157% over last year.



- ° For the first time in many months, housing under construction fell 13% from the previous month to 1,093 units. However, inventory of newly completed and unoccupied units continue to trend strongly upward to 343 units compared to 150 in March.
- Building permits decreased to 182 units in April, down 23% over the same month last year.
- o In the resale market, the number of houses sold dropped 27% over April 1985 to 933 units.
- On However, the average selling price continued to increase to \$85,863 from \$85,268 in March. The new housing price index also continued to show an upward movement to 90.8 in March.

Edmonton

- ° Edmonton's 222 starts last month were 11% higher than April 1985.
- ° Total starts to date increased by 71% to 849 units compared to 496 in 1985. Singles were up by 67% while multiples jumped by 136%.
- O Housing under construction increased marginally to 891 units from 886 units in March. However, newly completed and unoccupied housing decreased slightly to 152 units while the rate of absorption reached a yearly high of 60%.
- ° In the resale market, the number of houses sold during the month increased to 652 units, but still 15% below last years level.
- The average selling price last month was \$73,403, down from \$74,085 in March, but \$1,500 higher than the April 1985 average price. The new housing price index continued the upward trend to 85.2 in March.

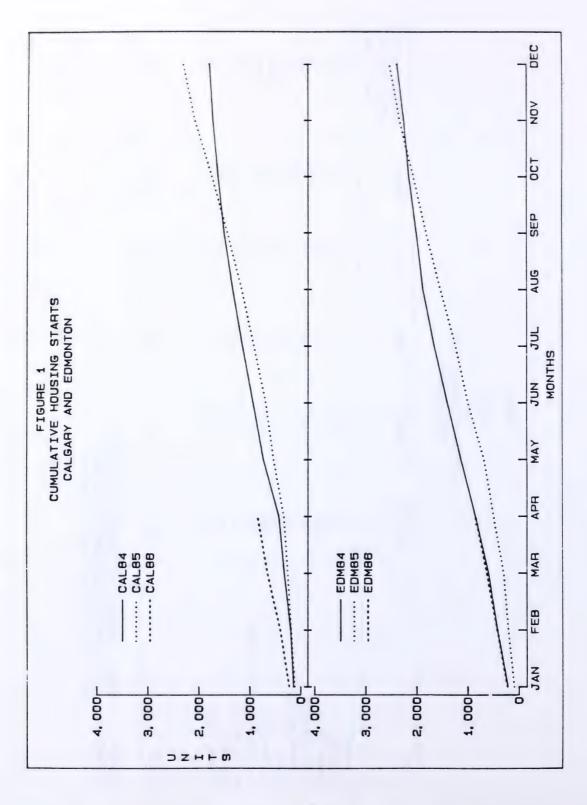


APR-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY CAMKOSE EUMONTON M.A. FORT MCMURRAY GRANDE PHAIRIE LEDYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	193 221 1 16 0 50 2 2 2 4 14 6	000000000000000000000000000000000000000	720000000000000000000000000000000000000	000000000	193 222 1 1 1 0 0 50 2 2 2 39 39	154 0 11 -93 100 -100 400 -71 1200 35 100
TOTAL	529	8	25	0	557	61

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED "Y: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH



APR-86

JANUARY TO DATE HOUSING STARTS COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEI	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	328	1118	0	2	5	0	0	0	333	846	154
CAMROSE	2	က	0	0	0	0	0	0	2	9	04_
EDMONTON M.A.	468	783	0	29	0	37	28	0	964	849	71
FORT MCMURRAY	04	10	0	0	0	0	0	12	04	22	745
GRANDE PRAIRIE	17	52	0	0	0	0	0	0	17	52	206
LEDUC	7	9	0	0	0	0	0	0	7	9	-14
LETHBRIDGE	17	65	#	0	0	0	#	0	25	65	160
LLOYDMINSTER(ALTA. PART)	33	19	0	0	0	0	25	14	58	33	_43
MEDICINE HAT	8	47	0	2	0	25	0	0	8	74	825
KED DEEK	32	70	2		9	31	0	0	04	105	163
SPHUCE GROVE	6	14	0	0	0	0	0	0	6	14	56
TOTAL	1 96	1913	9	37	11	93	57	26	1038	2069	66
PERCENT CHANGE BY TYPE		98		517		745		_2 ₄		66	
	1			1	1 1 1 1 1 1						

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

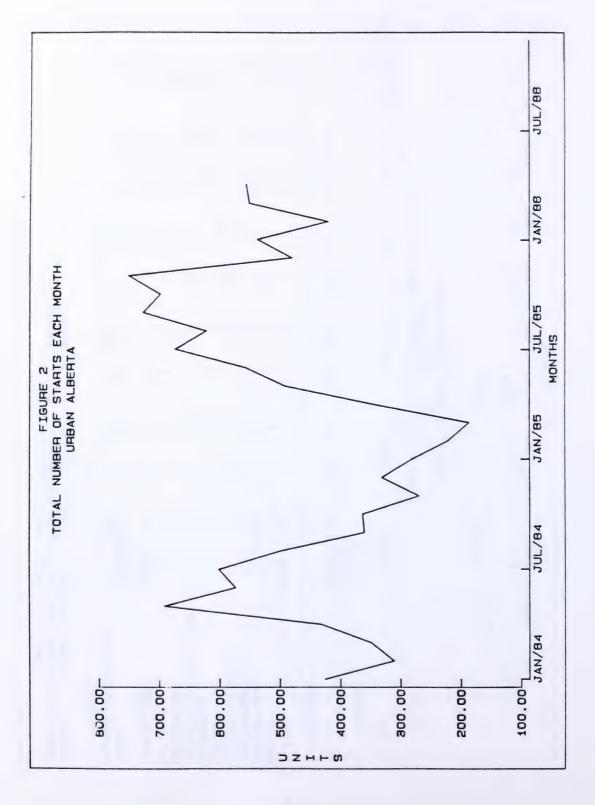


TABLE 3

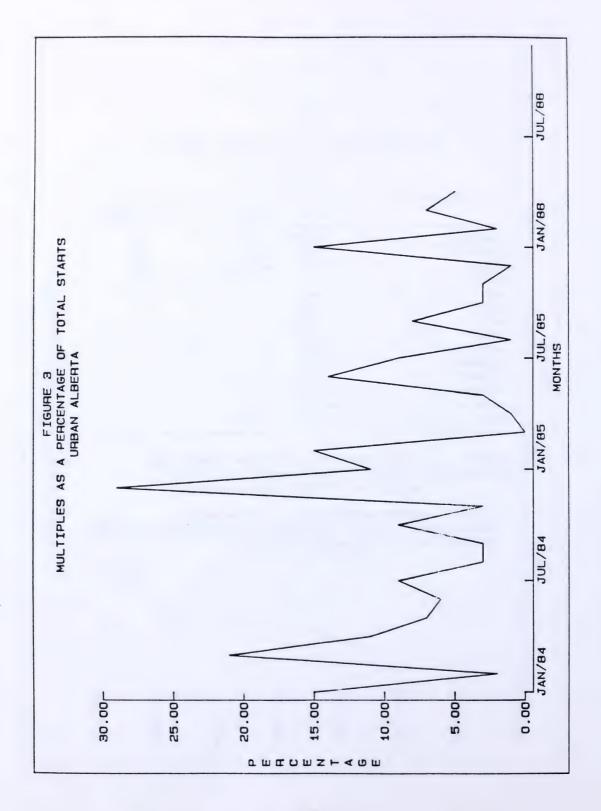
MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	557	61
MAY	493		-
JUNE	558		
JULY	674		
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	2069	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS
IN URBAN* ALBERTA

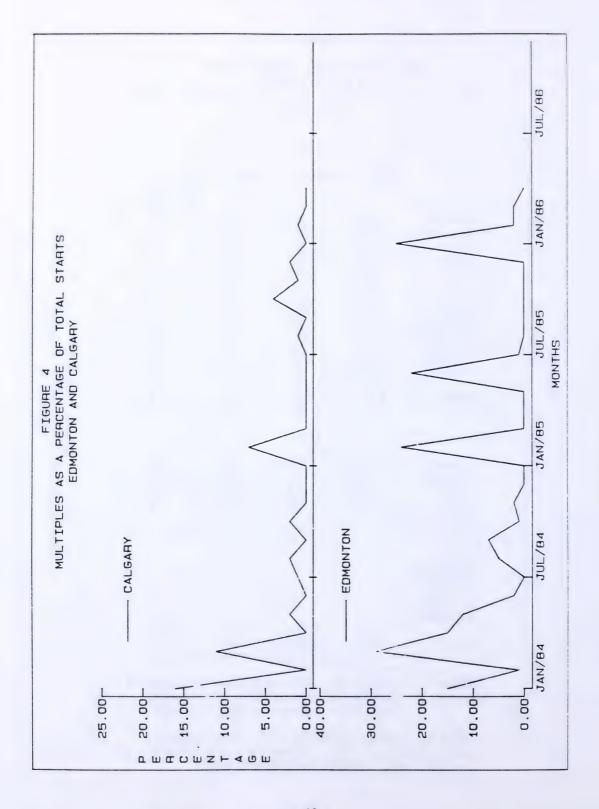
1985-1986

		1985		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
		1986		
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	557	529	28	5
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CANADA MO. "GAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

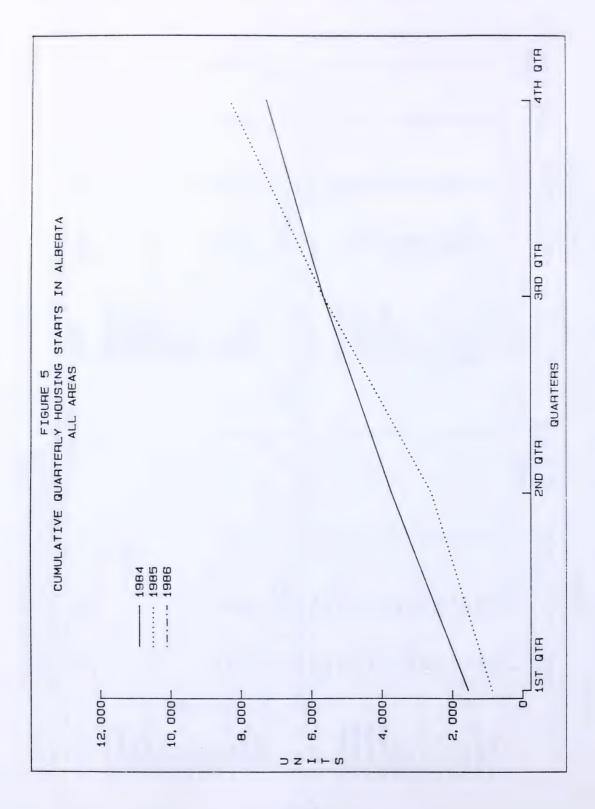
TOTAL 2069 1913 156

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



ı	_
	EDMONTON
	AND
	IN CALGARY AND
ı	IN
TABLE 3	HOUSING STARTS
	AND MULTIPLE H
ľ	AND
	SINGLE

TOTAL SINCLES MULTI MULTI AS A TOTAL SINCLES MULTI PERCENT OF TOTAL TOTAL SINCLES MULTI TOTAL TOTA	TOTAL SINGLES MULTI MULTI AS A TOTAL SINGLES MULTI			CALGARY	J.		1985	EDMON	EDMONTON (METRO)		
Fig. 118	FEBRUARY 90 90 0 0 0 0 0 0 0		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
FEBRUARY 116 88 28 28 28 28 28 28 2	Fig.	JANUARY	118	118	0	0	JANUARY	06	90	0	0
Fe Fe Fe Fe Fe Fe Fe Fe	Feet	FEBRUARY	73	99	2	7	FEBRUARY	116	88	28	24
Total Control Contro	The color of the	MARCH	99	99	0	0	MARCH	06	06	0	0
152 202 202 0 0 MAY 185 185 0 0 154 152 152 0 0 0 JUNE 313 245 68 245 154 234 244 2 0 0 JUNE 245 245 68 245 154 243 244 2 0 0 JUNE 243 244 24 154 243 244 2 1 4 0 0 JUNE 246 290 6 154 243 244 2 1 4 0 0 JUNE 251 251 0 154 334 24 4 2 2 2 2 2 2 2	150	APRIL	76	76	0	0	APRIL	200	200	0	0
152 152 152 0	152 152 152 0 0 JUNE 313 245 68	WAY	202	202	0	0	MAY	185	185	0	0
Table Tabl	The color of the	JUNE	152	152	0	0	JUNE	313	245	68	22
The color of the	Part	JULY	75.0	234	0	0	JULY	243	241	2	-
HERR 283 283 0 0 0 SEPTEMBER 278 279 0 0 0 0 0 0 0 0 0	HERR 283 283 0 0 SEPTEMBER 278 278 0 0 MAY SOPER S	AUGUST	१	241	2	1	AUGUST	296	290	9	2
State 304 293 11	String S	SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
SER 336 334 2 1 NOVEMBER 270 270 0 SER 2318 2271 4 2 DECEMBER 196 196 0 VA 2236 2294 24 1 TOTAL 2528 2424 104 QY 225 225 225 164 57 40 QY 225 225 0 0 AARCH 207 203 4 QY 251 251 0 0 AARCH 207 203 4 ABB ABB ABB ABB ABB ABB ABB ABB ABB FB ABB	Sign 336 334 2	ОСТОВЕК	304	293	11	±	OCTOBER	251	251	0	0
S216 227	SER 231 227	NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
2318 2294 24 1 TOTAL 2528 2424 104	TOTAL 2528 2424 104 104	DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
2318 2294 24 1 TOTAL 2528 2424 104 CALCAKY 198 198 EDMONTON (METRO) QY 225 225 0 0 0 JANUAKY 225 168 57 ARY 177 175 2 1 1 1 1 FEBRUARY 195 191 4 193 193 0 0 0 APRIL 222 221 1 MAY JUNE JUNE AUGUST SER RER ROTOEBER SER NOVEMBER BAGE BAGE BAGE ARY AUGUST AUGUST AUGUST SER AUGUST AU	2318 2294 24		1 1	1		2 2 0				-	
The color of the	STATE STAT	TUTAL	2318	2294	24	1	TOTAL	2528	2424	104	#
qY 225 225 168 57 4RY 177 175 2 1 FEBRUARY 225 168 57 4RY 177 175 2 1 HBBRATH 207 203 μ 193 193 0 0 MARCH 207 203 μ ARPRIL 222 221 1 1 MAY ANDIS ANDIS ANDIS FR 30LDY ANDIS ANDIS FR COTOBER ANDIS ANDIS BER BHG BH4 2 TOTAL BH9 783 66	### 225 225 0 0 0 JANUARY 225 168 57 #### 177 175 2 1 1 FEBRUARY 195 191 4 251 251 0 0 0 MARCH 207 203 4 193 193 0 0 0 APRIL 202 221 1 #### 193 193 0 0 0 APRIL 202 221 1 #### MAY JUNE JUN			CALGA	ZZ.			EDMON	TON (METRO)	0 0 1 1 0 1 1	0 0 0 0 0 0 0 0
4RY 177 175 2 1 1 FEBRUARY 195 191 4 251 251 0 0 0 MARCH 207 203 4 193 193 0 0 0 APRIL 222 221 1 MAY JUNE JULY AUGUST SER SER SER B46 8444 2 TOTAL 849 783 66	4RY 177 175 2 1 FEBRUARY 195 191 4 251 251 251 0 0 MARCH 207 203 4 193 193 0 0 0 APRIL 222 221 1 193 193 0 0 0 APRIL 222 221 1 194 193 0 0 APRIL 222 221 1 100 100 APRIL 222 221 1 1 101 100 APRIL 222 221 1 1 101 100 APRIL 222 221 1 1 101 100 AUGUST AUGUST AUGUST 1 1 1 1 101 100 100 AUGUST 100 1 1 1 1 1 1 1 1 1 1 1 1	JANUARY	225	225	0	0	JANUARY	225	168	57	25
251 251 0 0 0 MARCH 207 203 44 193 193 0 0 0 APRIL 222 221 1 MAY JUNE JULY AUGUST SER SER 846 844 2 1 TOTAL 849 783 66	251 251 0 0 0 MARCH 207 203 4 MAY 193 0 0 0 APRIL 222 221 1 1 MAY 5.00	FEBRUARY	177	175	2	1	FEBRUARY	195	191	#	2
193 193 0 0 APRIL 222 221 1 1 MAY JUNE JULY AUGUST SER 3ER 3ER B46 844 2 TOTAL 849 783 66	### 193 193 0 0 APRIL 222 221 1 #### MAY JUNE JULY AUGUST SER BER BER BER BER SER SER SER	MARCH	251	251	0	0	MARCH	207	203	#	2
JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER BER NOVEMBER DECEMBER TOTAL 849 783 66	THE TOTAL BUTCH TOTAL BUTCH BU	4PRIL MAY	193	193	0	0	APRIL	222	221	+	0
7 400LX 400LX 40CUST 5ER 5ER 5ER NOVEMBER DECEMBER DECEMBER 10TAL 846 849 783 66	AUGUST AUGUST SEPTEMBER SER SER SER NOVEMBER DECEMBER SER SER SER SER SER SER SER SER SER S	TUNE					JUNE				
HBER SEPTEMBER OCTOBER SER NOVEMBER BER DECEMBER DECEMBER TOTAL 8449 7783 66	SEPTEMBER SEPTEMBER SER OCTOBER NOVEMBER BER SER DECEMBER SER TOTAL STANDA MORTGAGE AND HOUSING CORPORATION S: CANADA MORTGAGE AND HOUSING SECRETARIAT MADERIA AND WOMEN AND WO	IULI					AUCHST				
SER NOVEMBER 3ER DECEMBER 846 844 2 TOTAL 849 783 66	SER BER NOVEMBER NOVEMBER DECEMBER DECEMBER DECEMBER DECEMBER TOTAL 849 783 66 St. CANADA MORTCAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT DECEMBER AND SCOMMAN OF SECRETARIAT AND SCOMMAN OF SECRETARIATION	SEPTEMBER					SEPTEMBER				
Bu6 844 2 TOTAL 849 783 66	3ER DECEMBER DECEMBER 846 844 2 TOTAL 849 783 66 3: CANADA MORTGAGE AND HOUSING CORPORATION WED BY: ALBERTA HOUSING SECRETARIAT MADELTA AND WOMEN ANALYSIS REANCH	CTOBER					OCTOBER				
846 844 2 TOTAL 849 783 66	846 844 2 TOTAL 849 783 66 S: CANADA MORTGAGE AND HOUSING CORPORATION RED BY: ALBERTA HOUSING PLANNING SECRETARIAT BRANCH	NOVEMBER					NOVEMBER DECEMBER				
	BY:	TOTAL	948	844	2	:	TOTAL	849	783	99	
	BY:		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
				A HOUSING I	LANNING S	ECHETARIAT					



QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

		1985 - 1986		
9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1985	1986	PERCENT CHANGE
FIRST QUARTER SECOND QUARTER THIRD QUARTER	ER TER SR	873 1723 3091	1809	107
FOURTH QUARTER	TER	2650		
TOTAL		8337	1809	
SOURCE: PREPARED BY:	CANADA MORTGAGE ALBERTA HOUSING WARKET AND ECONG	SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH	TION	1 1 1 1 1 1 1 1

TABLE 7

APR-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	171	0	0	182	353	Etht
CAMROSE	1	0	0	65	99	1550
EDMONTON M.A.	217	0	0	0	217	2
FORT MCMURRAY	1	0	0	0	1	π6_
GRANDE PRAIRIE	13	0	0	0	13	63
TEDUC	2	0	0	0	2	0
LETHBRIDGE	13	0	0	0	13	117
LLOYUMINSTER(ALTA. PART)	#	0	0	0	#	-78
MEDICINE HAT	16	2	0	0	18	350
KED DEEK	23	0	0	0	23	229
SPHUCE GHOVE	9	0	0	0	9	200
TOTAL	467	2	0	247	716	102

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

TABLE 8

APR-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY CAMPOSE FIMONTON M. 4.	1052 4 814	310	300	35	1093	131 _94 16
FORT MCMURAY GRANDE PRAIRIE	11 46 5	, 000	00=	12 0	23 46 46	_30 207
LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	3 4 3 3 3 4 8 8 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0 4 0 0 0 0	33 33 0	2600	58 66 66 86	20 25 29 161 33
TOTAL	2118	. St	66	82	2344	84

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECONOMIC ANALYSIS BRANCH

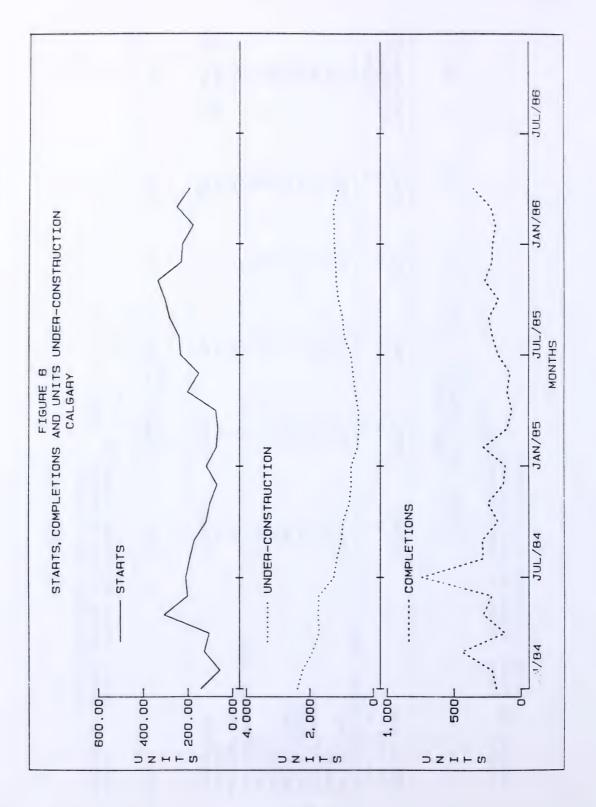


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS		UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	463
APRIL	76	65	473
MAY	202	101	57
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	193	353	1093
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA : OUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

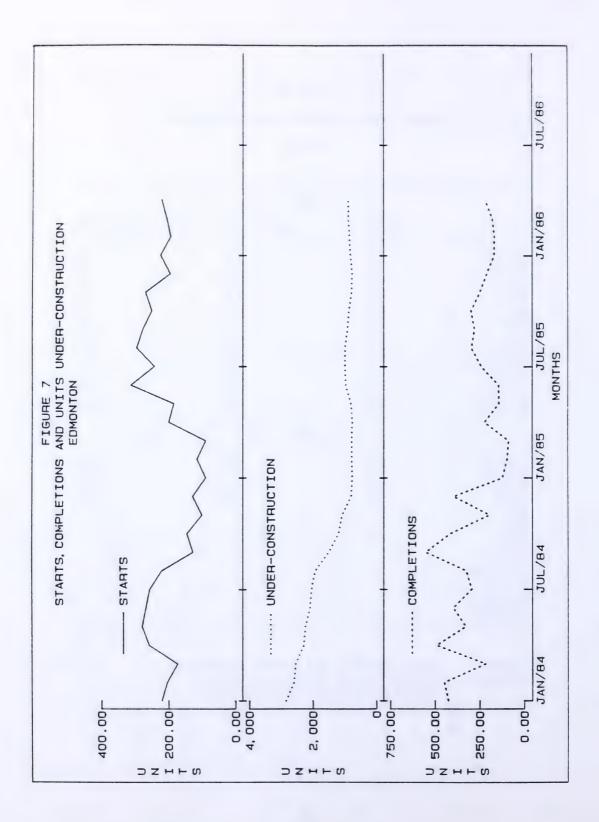


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS		UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	78
MARCH	90	87	790
APRIL	200	222	76
MAY	185	141	81:
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	87;
NOVEMBER	270	248	790
DECEMBER	196	210	77:
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	85
MARCH	207	178	888
APRIL	222	217	89:
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBLR			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND "OUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLAINING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

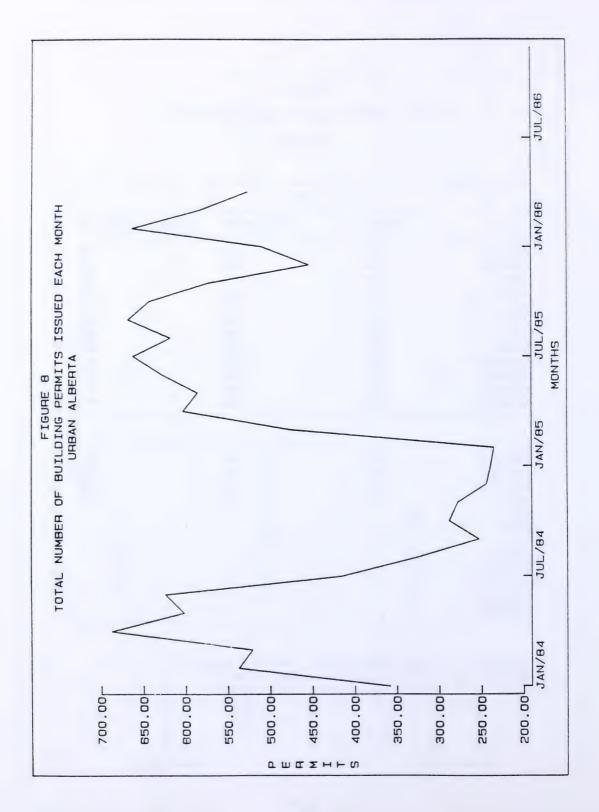


TABLE 11

APR-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	163	8	11	0	182	_23
CAMROSE	က	0	0	0	က	04_
EUMONTON M.A.	231	2	0	0	233	14
FORT MCMURKAY	2	0	0	0	2	±16_
GRANDE PRAIRIE	23	0	0	0	23	28
LEDUC	က	0	0	0	က	50
LETHBRIDGE	56	#	0	0	30	36
LLOYDMINSTER(ALTA. PART)	5	0	0	0	5	06_
MEDICINE HAT	11	2	at	0	17	240
RED DEER	19	0	0	5	24	_14
SPRUCE GROVE	S	0	0	0	2	004
TOWAT.	101	16	Ť.	u	527	1,
TOTAL	764	70	2		176	0 1

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

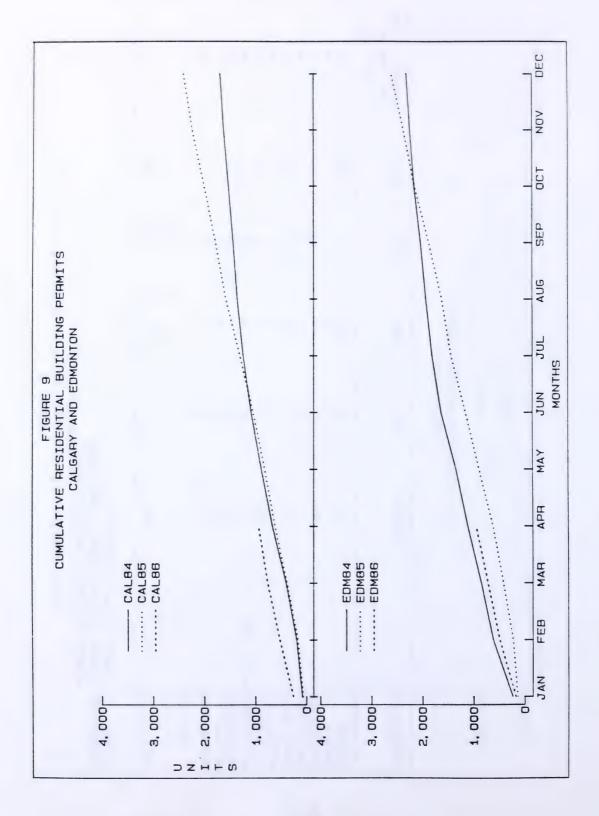


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	S	CALGAHY CAMHOSE	CAL	CAMROSE	LDMONTON (METRO)		FORT MCMURRAY	RAY	GRAND PRAIRIE	VD ?IE	LEDUC		THBR	TDGE 1	LETHBRIDGE LLOYDMIN. (ALTA.PART	AIN.	MEDICINE HAT		RED L	DEER	SP	SPRUCE
	1985		1986 1985 1986	1986	1985	1986	1985	1985 1986 1985 1986	1985		1985 1	1986 1	1985 1	1986 1	1985 1	1986 1	1985 1986		1985 1	1986	1985	1986
JANUARY	65	257	2	0	139	175	8	13	5	≠	2	2	5	7	15	21	0	1	2	19	-	2
FEBRUARY		522	2	-	228	491	17	16	8	22	3	#	7	11	26	35	2		11	45	2	9
MARCH	383	759	#	9	419	722	33	18	16	34	7	#	15	28	33	ft 3	ES.	62	31	73	2	10
APRIL		941	6	9	623	955	67	20	34	21	6	7	37	58	82	84	10		59	97	9	15
MAY			11		968		104		42		14		54		100		17		74		80	
JUNE			13		1162		137		61		16		72		131		25		90		15	
JULY			18		1440		157		81		19		87		154		42		109		19	
AUGUST			20		1621		218		103		21		95		178		51	. '	135		23	
SEPTEMBER			23		1870		244		117		30		110		286		70		156		26	
OCTOBER			26		2150		261		149		34		116		328		87		172		29	
NOVEMBER	2243		27		2366		263		163		34		130		397		116		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	HANGE	52		_33		53		_70		68		_22		57		41		069		†9		150
07.74	74.8	434		2	400	2	-			TOTAL												
1985	239	474		951	1554	2140	2768	.,	3430	4048	32E 4716		OCT 5359	NOV 5932		02C	PEHCENT		CHANGE			
1986	510	1173	•	95/	2283												47					
														-		1000	1 1 1 1		1			1

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BHANCH

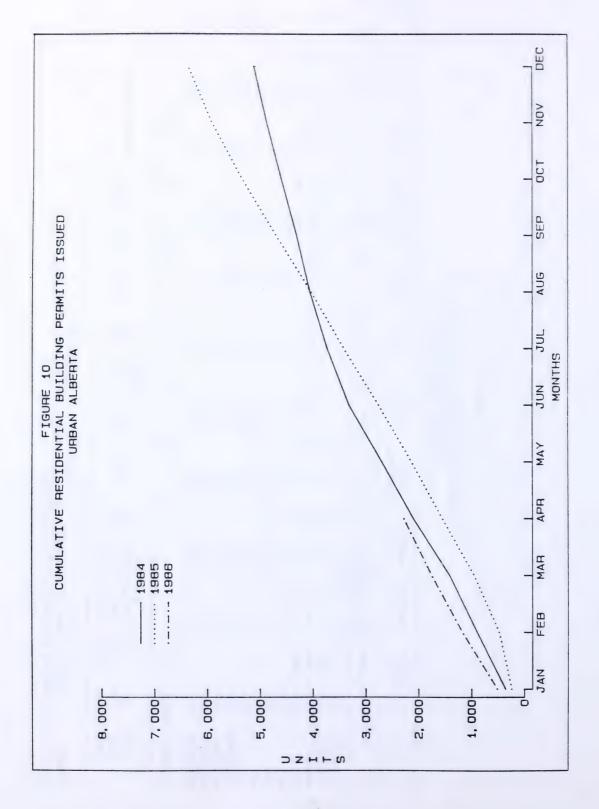


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
7.437/4.DV	000	540	440
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- 13
MAY	586		
JUNE	628		
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	2283	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

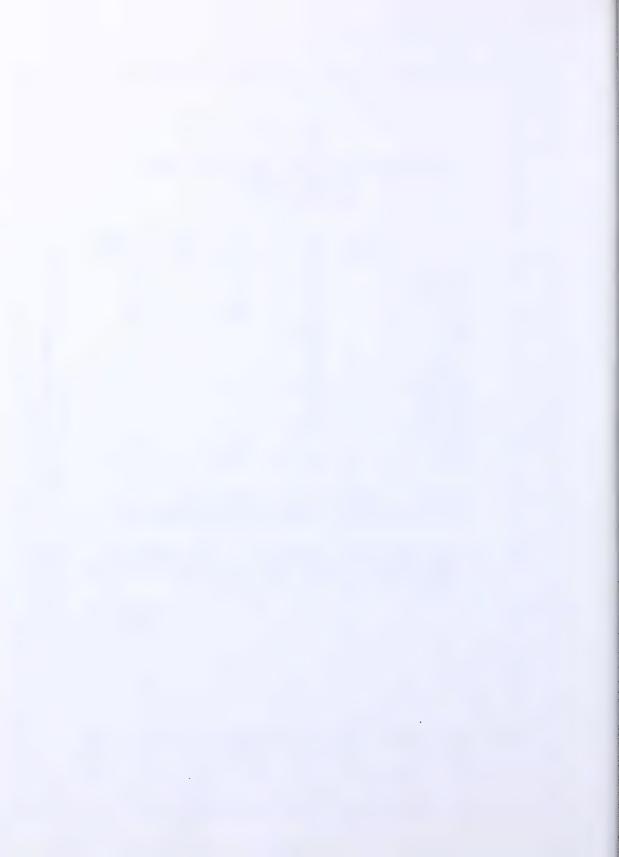


TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	IS	SINGLES			MULTI		I	TOTAL	
		YEAR	YEAR TO DATE		YEAR 1	YEAR TO DATE		YEAR	YEAR TO DATE
	APHIL-86	1986	PERCENT CHANGE 1986 OVER 1985	APRIL-86		PERCENT CHANGE 1986 OVER 1985	APRIL-86	1986	PERCENT CHANGE 1986 OVER 1985
BONNYVILLE	8	10	10 38	0	126	126 *	80	136	136 750
COLD LAKE	က	14	††_	0	42	-26	es	56	_32
GRAND CENTRE	12	25	257	0	0	*	12	25	257
ELK POINT	1	9	-79	0	0	*	1	က	-79
ST. PAUL	9	11	120	2	2	*	80	13	160
									8 8 8

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

- 26 -

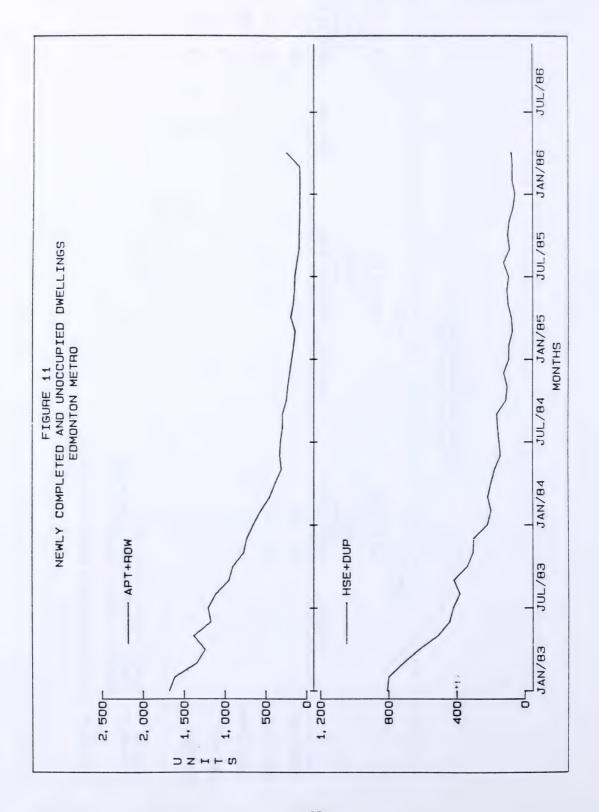


TABLE 15

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND	APARTMENTS AND	TOTAL		ABSORP.
	<i>DUPLEXES</i> ★	ROWHOUSES**		COMPLETIONS	
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST	93 93 72 78 98 104 94	184 161 143 195 165 151 146	277 254 215 273 263 255 240 245	122 95 87 222 141 143 240 296	39 32 37 38 36 37 52
SEPTEMBER OCTOBER NOVEMBER DECEMBER	89 100 100 68	94 93 87 85	183 193 187 153	278 298 248 210	65 60 58 61
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	57 73 72 78	84 84 87 74	141 157 159 152		56 49 53 60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS AP SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNIIS RE SURVEYED EACH MONTH FOR UP TO 36 MONTHS
UNTIL THEY ARE OCCUPIED OR SOLD.

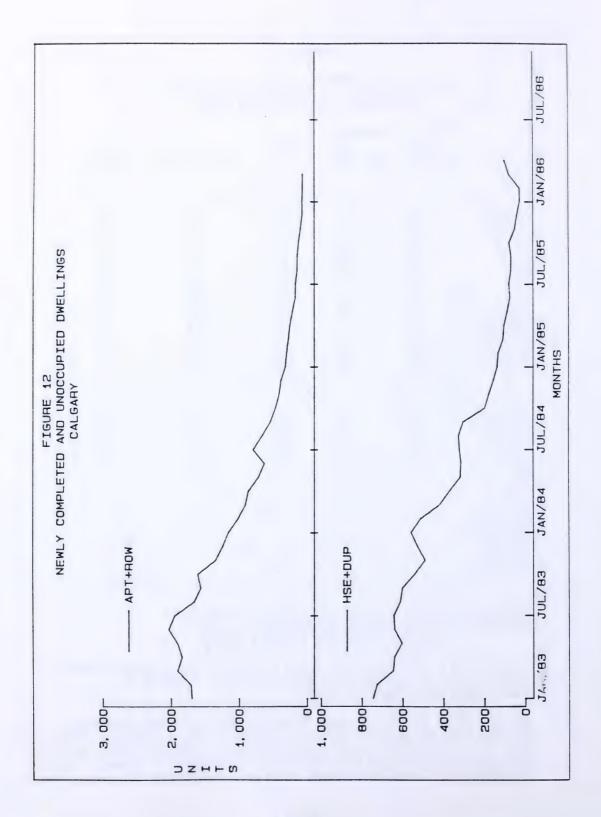


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES	APARTMENTS			
		AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
			85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 68 78 50	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150	115 277 101 65 101 79 169 213 239 167 269	30 41 28 20 34 35 40 53 53 46 68
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27 80 101		100 97 150 343	208 187 224 353	69 66 53 32

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED FACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

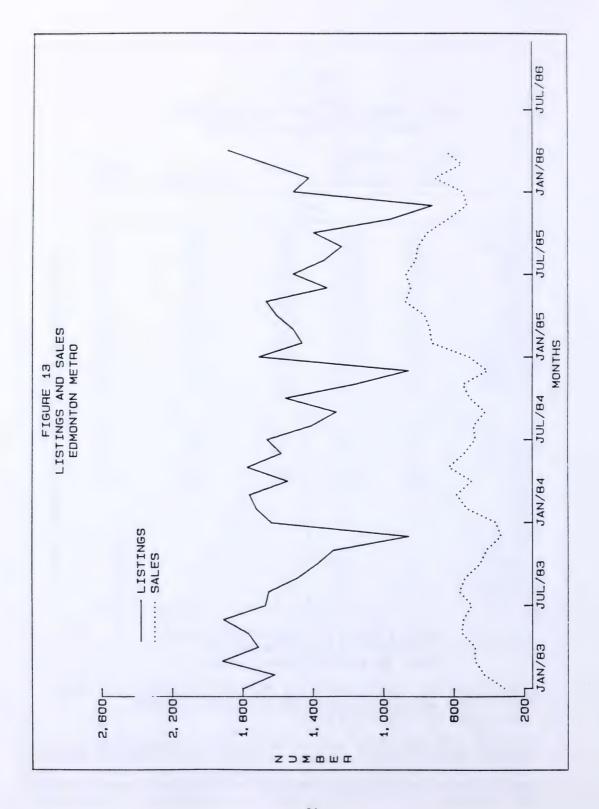


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

LDMONTON

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1707 1464 1515 1609 1668 1322 1513 1339 1240 1398 961 721	514 725 737 766 876 876 846 872 817 804 751 633 526	.30 .50 .49 .48 .53 .64 .58 .61 .65 .54	75769 73121 74881 71947 74698 78198 75461 77514 73153 69804 73175 72381
		1986		
JANUARY ELBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1513 1426 1656 1884	547 709 555 652	.36 .50 .34 .35	68999 68253 74085 73402

SOURCE: EDMONTON REAL ESTATE BOARD

PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT MARKET AND ECON WIC ANALYSIS BRANCH

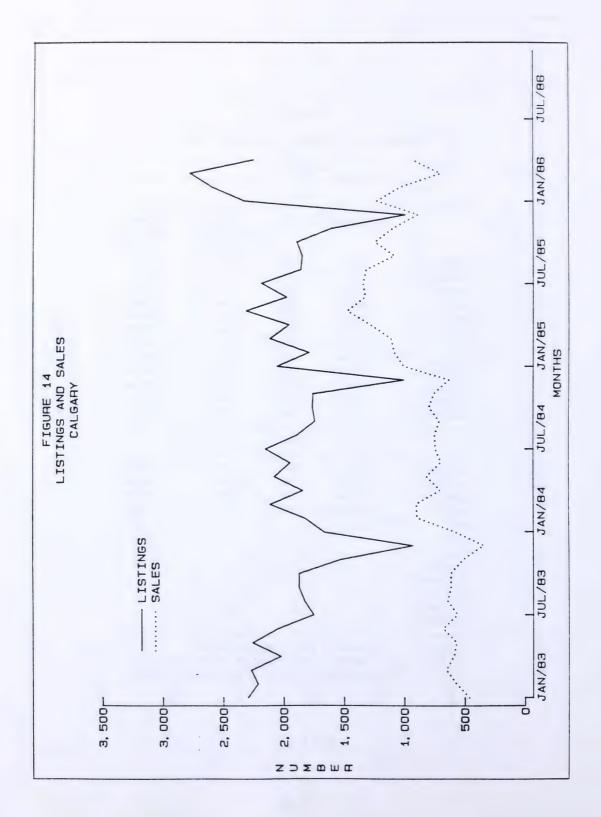


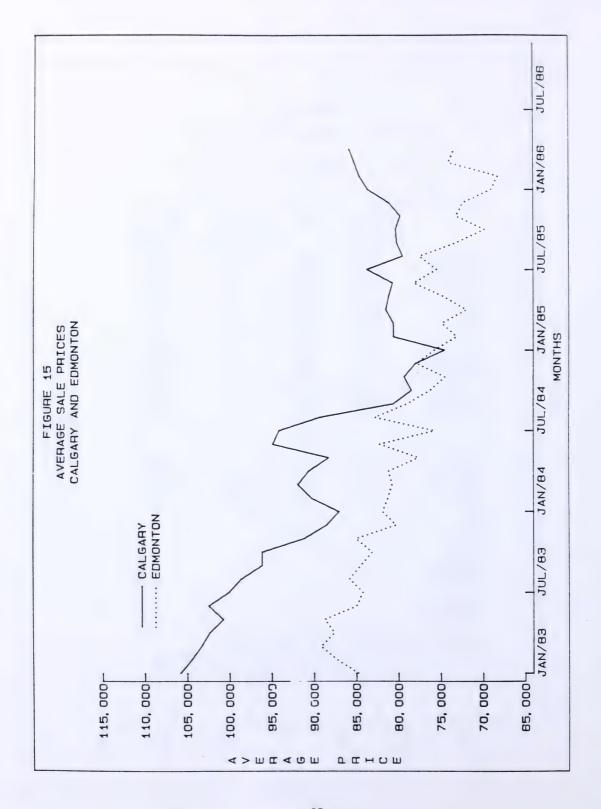
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	•53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH



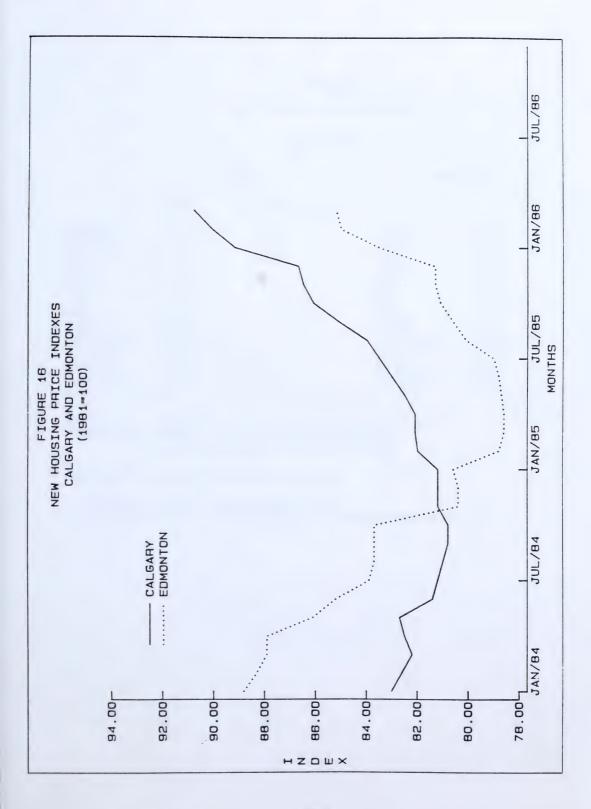




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	C	ALGARY**	EDM	ONTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3 81.3	83.5 85.0 85.2

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA HOUSING PLANNING SECRETARIAT
MARKET AND ECONOMIC ANALYSIS BRANCH

*THE LAST FIGURE IS THE LATEST AVAILABLE

- **REPRESENTS SINGLE DETACHED HOUSES ONLY
- ***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



JUL 3 | 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

JUNE 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

JUNE 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Urban Alberta

- Observe the Housing starts dropped to 496 units in June, after eleven months of continuous increase. This translates to 11% decreased from June 1985 figure of 558.
- ° Total starts to date, however, increased 54% to 3,211 units from 2,089 for 1985. Both singles and multiples family starts showed increases.
- ° Only Ft. McMurray and Lloydminster recorded decreases in housing starts for the first 6 months of this year.
- ° Units under construction in June also decreased from last month to 2,154, of which only 3% or 72 were apartment units.
- ° The number of building permits issued in Urban Alberta continues to trend downward to 438 units in June, a decline of 30% over the same period last year.

Calgary

- ° Calgary's starts fell sharply to 159 units last month, down 43% from the preceding month, but still 5% higher than June 1985 levels.
- ° Total starts for the year increased by 87% to 1,286 units from 687 for 1985. Single family starts rose by 82% while multiples jumped 860%.
- O Housing under construction continued to c reas? to 1,002 units from 1,084 the month before. However, inventory of newly completed and unoccupied units increased to 374 units while the rate of absorption slid to 35% compared to 46% the month before.



- ° In the reale market, the number of houses sold during the month increased to 1,147 units, but still 13% below last year's level.
- The average selling price continued to show an upward trend to \$91,524, the highest level since July 1984. But the new housing price index declined again to 90.5 in May.

Edmonton

- ° For the first time in many months, Edmonton's starts dropped from the previous year to 212 units, down 32% from 313 units in June 1985.
- ° Total starts to date, however, increased 32% compared to the same period 1985 to 1,313 units. Single family units were up 37% while multiples were down 17% from last year.
- ° Units under construction declined 14% from the month before to 787 units. However, newly completed and unoccupied housing increased to 225 units despite a continuing high rate of absorption (60%).
- ° In the resale housing market, the number of houses sold increased slightly over the same month last year to 857 units. The ratio of sales to listings also increased to .55 compared to .45 last month.
- ° The average selling price last month was \$78,503, down from \$78,837 in May, but \$305 higher than the June 1985 average price. The new housing price index still showed a slight increase to 85.3 in May.



TABLE 1

JUN-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT KED DEEK	134 3 206 3 17 17 5 20 1 12 9	100000000000000000000000000000000000000	0000000	110000000000000000000000000000000000000	159 212 3 17 5 20 1 12 57	5 32 93 0 0 67 71 418
ТОТАГ	417	12	вћ	19	9611	_11

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

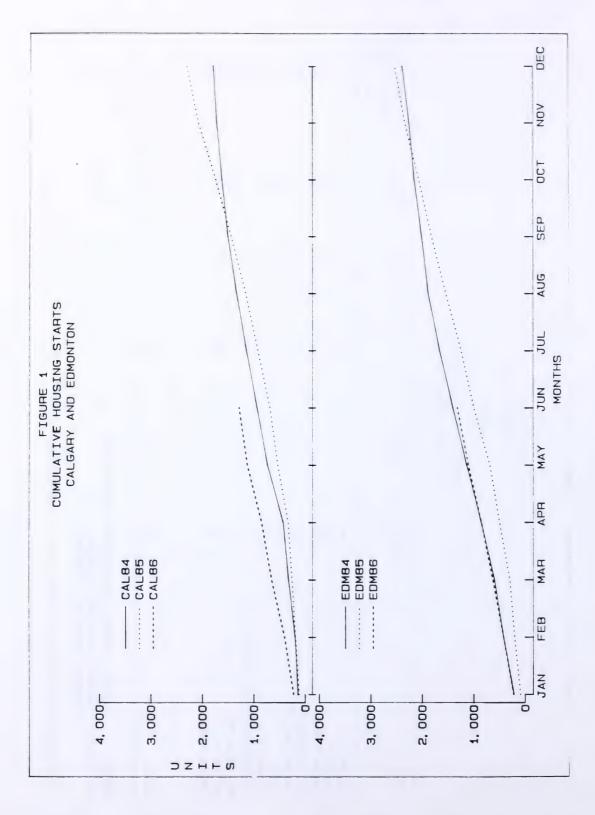


TABLE 2

JUN-86

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CLIY	SIN	SINGLES	SEN	SEMIS	K	ROW		APT	IO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY CAMHOSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) RED DEER	682 10 898 1114 34 12 43 38 18 62	1238 10 1233 15 92 13 79 35 69	16 0 0 0 0 0 0 0	22 33 00 00 00 00 00	5 0 0 0 0 0 0 0 0 0	111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 59 0 0 0 13 25 0	15 0 10 12 0 0 0 0 0 0	687 10 994 114 34 12 64 63 18	1286 10 1313 27 27 92 13 83 49 100	87 0 32 -76 171 8 30 -22 456 165
SPRUCE GROVE TOTAL PERCENT CHANGE BY TYPE	13	26 2911 51	0 26	0 65 150	42	0 184 338	97	0 51 47	2089	3211 54	100 54

SOURCE: CAMADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

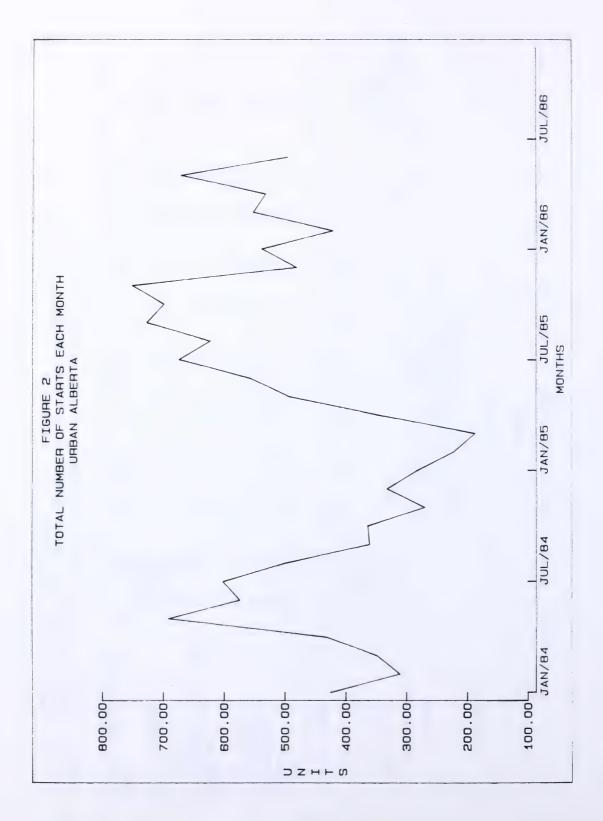


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY FEBRUARY MARCH APRIL MAY	282 222 187 347 493	538 421 553 532 671	91 90 196 53 36
JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	558 674 623 727 699 751 481	496	11
TOTAL	6044	3211	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

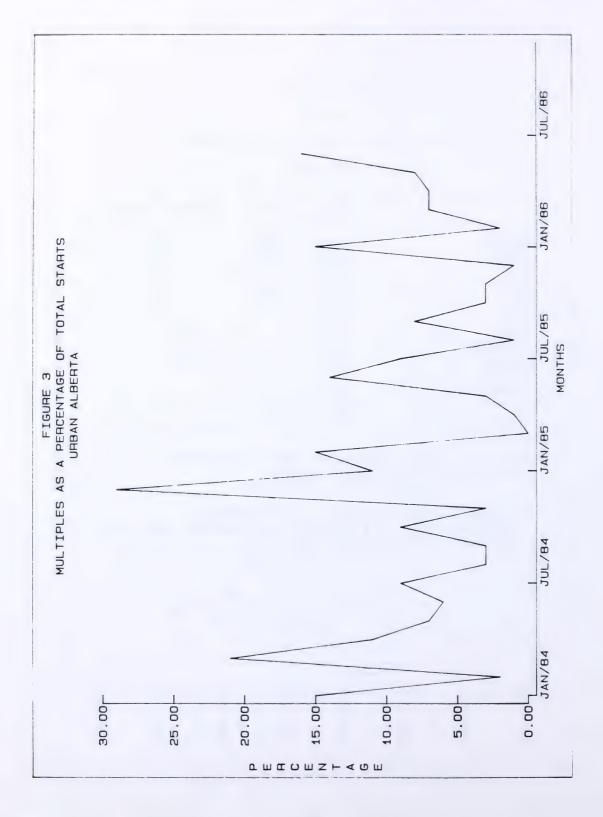


TABLE 4

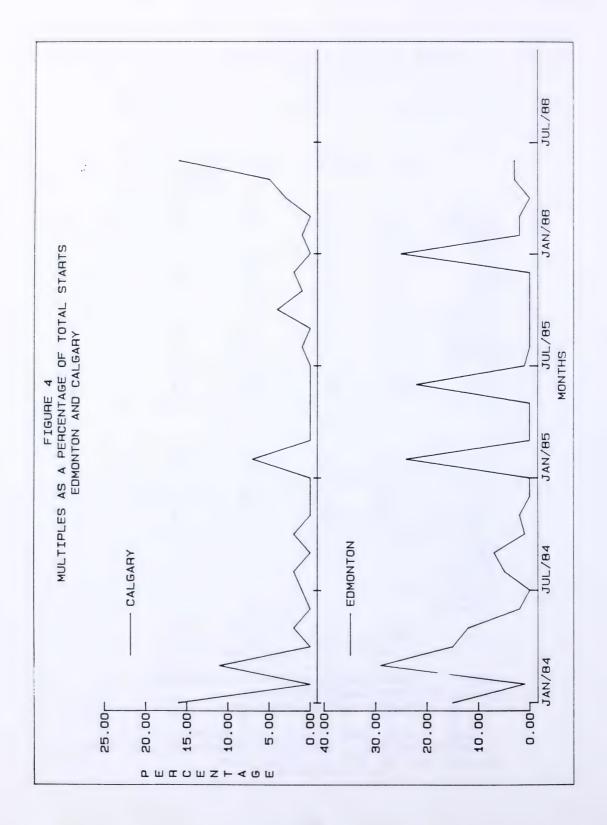
SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT
	******				OF TOTAL
	JANUARY	282	251	31	11
	FLBRUARY	222	189	33	15
	MARCH	187	187	0	0
	APKIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	699	679	20	3
	NOVEMBER	751	726	25	3
	DECEMBER	481	477	#	1
	TOTAL	6044	5701	343	6
-					
			1986		
	JANUARY	538	460	78	14
	FEBRUARY	421	411	10	2
	MARCH	553	513	40	7
	APRIL	532	496	36	7
	MAY	671	614	57	8
	JUNE	496	417	79	16
	JULY				
	AUGUST				
	SEPTEMBER				
	UCTOBER				
	NOVEMBER				
	DECEMBE'R				
	2202.1221				
	TOTAL	3211	2911	300	
_					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON TABLE 5

		CALGARY	Y		1985	EDM	EDMONTON (METRO)		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	L SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	118	118	0	0	JANUARY	06	06	0	0
FEBRUARY	73	68	5	7	FEBRUARY	1	88	28	24
MARCH	99	99	0	0	MARCH	90	90	0	0
APRIL	16	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	89	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST	243	241	2	1	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	5R 278	278	0	0
OCTOBER	304	293	11	77	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	1	NOVEMBER	8 270	270	0	0
DECEMBER	231	227	77	2	DECEMBER	P 196	196	0	0
		1 1 1	1 1 1 1	1 1 1 1		1 1 1 1 1	1 1	1 1 1 1	9 0 0 0
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	ħ
		CALGARY	X.		1986	EDMC	EDMONTON (METRO)		
JANUARY	225	225	0	0	JANUAKY	225	168	57	25
FEBRUARY	177	175	2	1	FEBRUARY	195	191	#	2
MAKCH	251	251	0	0	MARCH	207	203	7	2
APKIL	196	190	9	9	APRIL	222	221	1	0
MAY	278	263	15	5	MAX	252	244	80	8
JUNE	159	134	25	16	JUNE	212	206	9	8
JULY AUGUST					JULY				
SEPTEMBER					SEPTEMBER	3.R			
NOVEMBER					NOVEMBER	<u>۲-</u>			
DECEMBER				1 1 1 1 1	DECEMBER		9 9 9	1	1 1 1
TOTAL	1286		48		TOTAL	1313	1233	80	
	1 2 2 2 2 2 2 2		CHI CHOM CH	TO THE PERSON SERVICES OF THE PERSON SERVICES			8 9 9 4 8 8	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

SOURCE: CAWADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALEGERA MUNICIPAL AFFAIRS HOUGHNG PLANNING SECRETARIAT

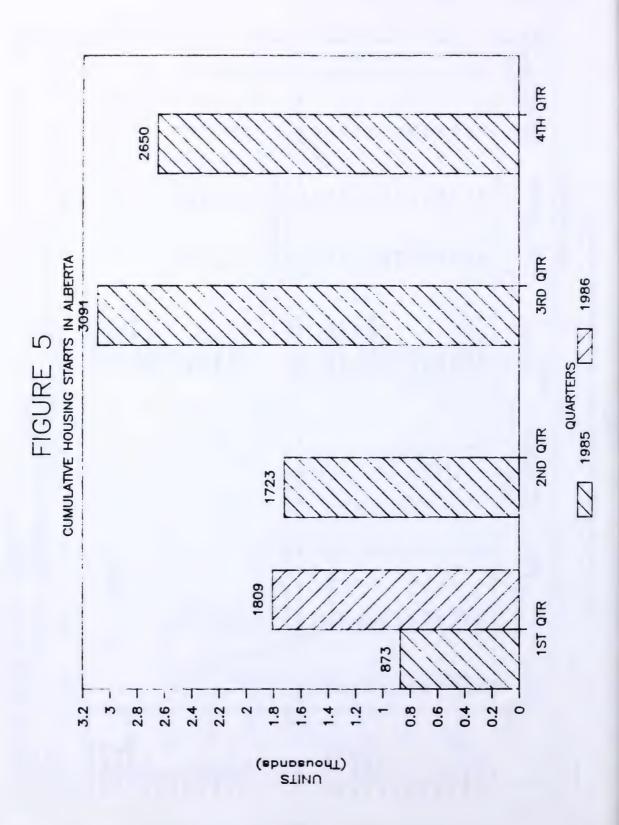


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

	1985	198	1
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723		
THIRD QUARTER	3091		
FOURTH QUARTER	2650		
	1 1 1 1	1 1	1 1 1
TOTAL	8337	1809	

JUN-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY	239	0 0	0 0	0	239	203
EDMONTON M.A.	270	22	37	10	339	137
FORT MCMURKAY	5	0	0	0	5	-82
GRANDE PRAIRIE	24	0	0	0	24	*
TEDUC	က	0		0	7	04
LETHBRIDGE	13	2	0	0	15	650
LLOYDMINSTER(ALTA. PART)	17	0	0	26	43	2050
MEDICINE HAT	5	0	0	0	5	0
REU DEER	28	0	0	0	28	17
SPRUCE GROVE	#	0	0	0	#	*
TOTAL	609	24	41	36	710	147

SOURCE: CANADA MORTCAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

JUN-86

HOUSING UNDER-CONSTRUCTION BY TYPE UKBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT NCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	921 8 768 47 8 60 21 37 38	005000000000000000000000000000000000000	111 0 0 0 0 0 81 0 0	50 110 12 0 0 0 0 0	1002 8 787 20 47 8 62 21 68 119	55 89 70 74 60 53 36 183 71
TOTAL	1928	33	121	72	2154	9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

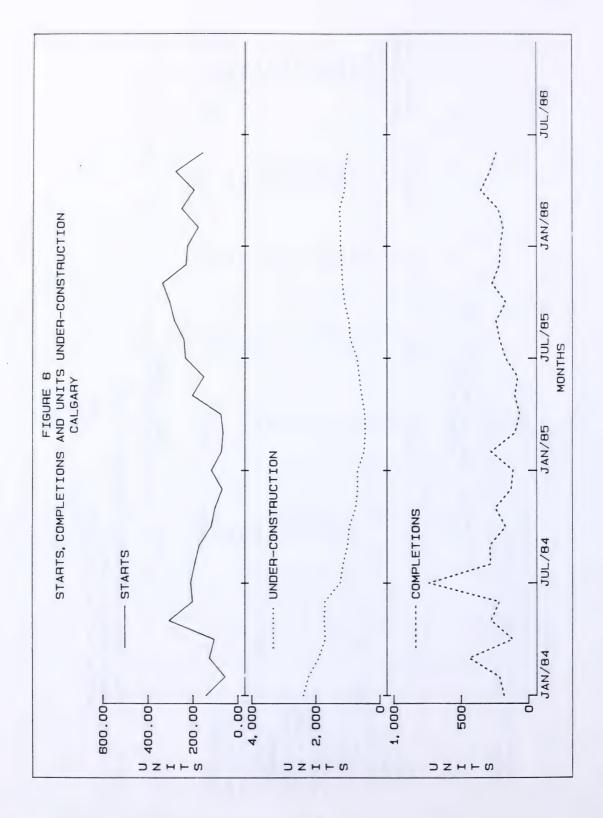


TABLE 9 STARTS, COMPLETIONS AND UNDER-CONSTRUCTION CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
7 4 377 (4 3797	440	445	704
JANUARY FEBRUARY	118	115	701
r l bruari March	73 66	277 101	497 462
MARCH APRIL	76	65	473 473
MAY	202	101	574
d Ulve	152	79	647
JULY	234	169	711
AUGUST	243	213	925
AUGUSI SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
NOVEMBER DECEMBER	231	214	11/2
	201		
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MA RCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNL	159	239	1002
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCI: CANADA MORTGAGE AND HOUSING CORPORATION PREPARE. Y: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

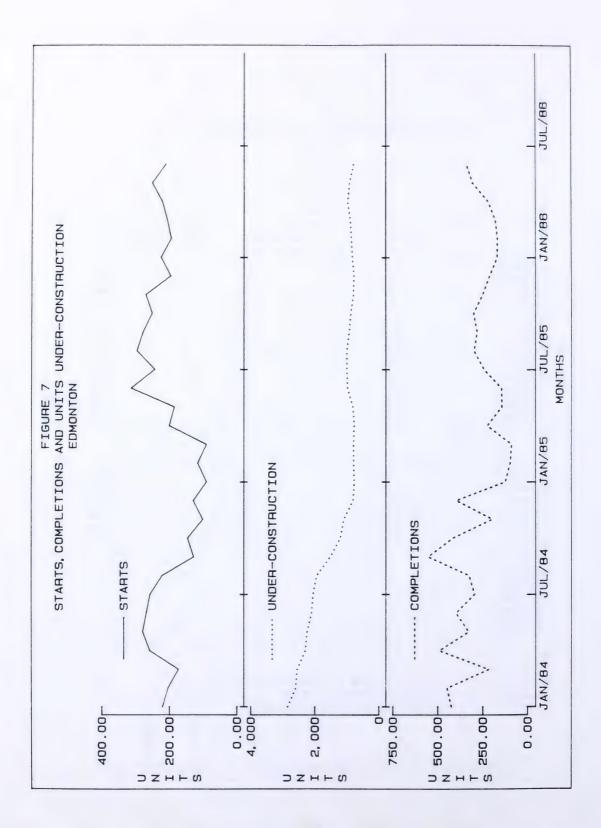


TABLE 10

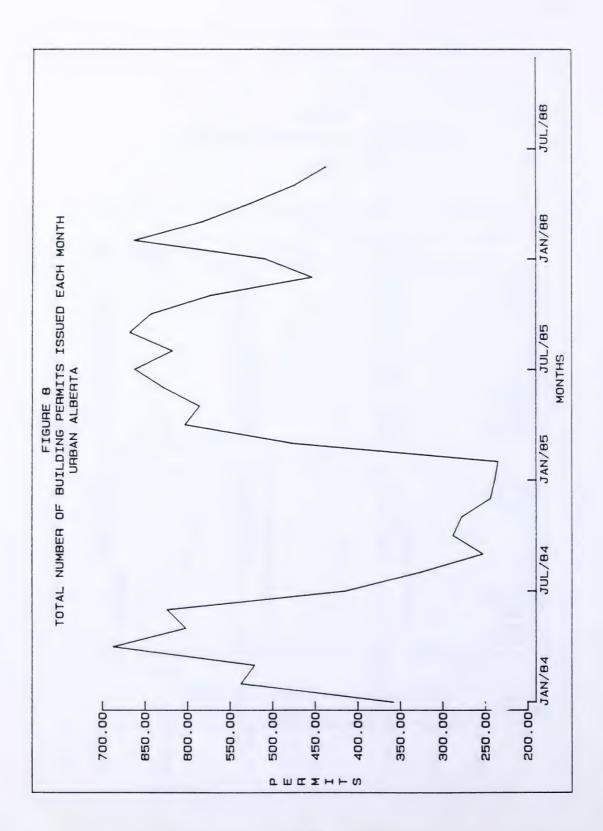
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

£DMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	90 116 90 200 185 313 243 296 278 251 270	122 95 87 222 141 143 240 296 278 298 248 210	769 787 790 768 811 980 999 998 923 873 790
		1986	
JANUARY ELBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER NOVEMBER DECEMBER	225 195 207 222 252 212	167 166 178 217 304 339	823 855 886 966 912 787

SOURCE: CAN'DA MORTGAGE AND HOUSING CORPORATION

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HOUSING PLANNING SECRETARIAT



JUN-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	KOW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	137	12 0	0 0	0 0	149	-34
LUMONTON M.A.	189	7 0	0 0	<i>‡</i> 0	195 1	727
GRANDE PRAIRIE LEDUC	19 1	00	0	00	19 6	200
LETHBRIDGE LLOYDMINSTER(ALTA. PART)	22 8	0 7	0 0	8 0	30	67
MEDICINE HAT RED DEER	10	0 0	0 0	0 0	10	25
SPHUCE GROVE	е	0	0	0	E	-57
TOTAL	405	16	5	12	438	_30

SOURCE: ...BERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

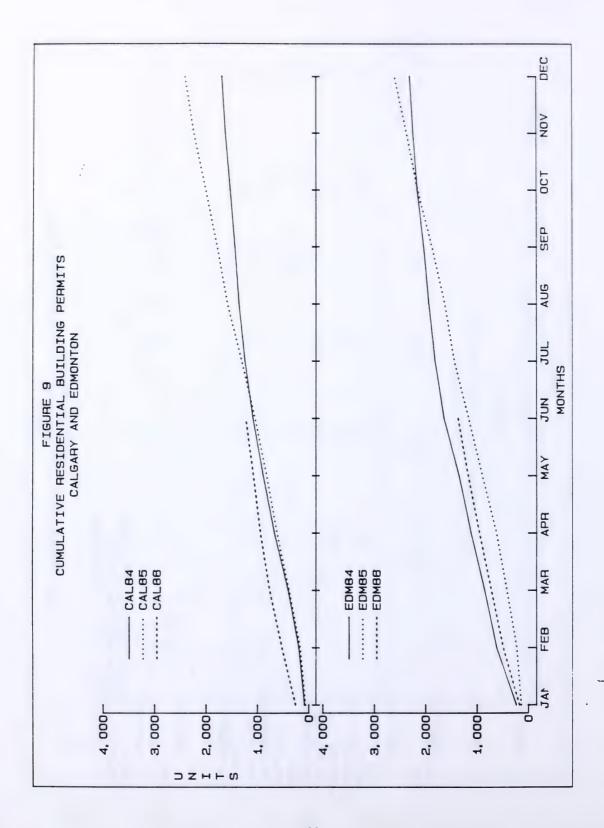


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	САБСАКУ	CAM	CAMROSE	EDMONTC (METRO)	NTON RO)	FORT' MCMURRAY	RAY	GRAND	ND KIE	LEDUC		LETHBRIDGE LLOYDMIN (ALTA.PAR	IDGE	LLOYDMIN. ALTA.PART	AIN.	MEDICINE HAT	INE	RE'D	DEER	SP	SPRUCE
	1985	1986	1986 1985 1986	1986	1985	1986	1985 1986	1986	1985	1986	1985	1986	1985 1986 1985 1986	1986	1985 1986		1985 1	1986 1	1985	1986	1985	1986
JANUARY	65	257	2	0	139	175	8	13	5	ℷ	2	2	5	7	15	21	0	10	2	19	1	
FEBRUARY	168	522	2	1	228	491	17	16	80	22	3	7	7	11	26	35	2	20	11	45	2	9
MARCH	383	759	7	3	419	722	33	18	16	34	7	#	15	28	33	43	2	62	31	73	5	10
APRIL		941	6	9	623	955	19	20	34	57	6	7	37	58	82	84	10	79	59	97	9	15
MAY		1077	11	80	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	8	21
JUNE		1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	89	25	104	90	165	15	24
JULY			18		1440		157		81		19		87		154		42		109		19	
AUGUST			20		1621		218		103		21		98		178		51		135		23	
SEPTEMBER			23		1870		244		117		30		110		286		70		156		26	
OCTOBER			26		2150		261		149		34		116		328		87		172		29	
NOVEMBER			27		2366		263		163		34		130		397		46		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		16		197		33	
PERCENT CHANGE	ANGE	17	8 8 8	23	8 8 8 8	18	1	83	t t t	##	8 8 4 6	9	1 } 1 1	17.7	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8+	! ! !	316	6 6 8	83	f 1 1 1 1	09
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1	1 1 1	1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 8		1)))	1	TOTAL	1 1 1 1	9 8 8 9	1 1 1 1) () () ()	1	; ; ;			1	1 1 1)) 	1
YEAH	JAN	F.E.		MAR	APR	MAY	UL		TOP	AUG		SEP	OCT	NOV		DEC	PERCENT		CHANGE			
1985	239	1173		951 1756	1554	2140	3196			84048		16	5359	593		386	15					
4	9)	0011		1)									1					

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

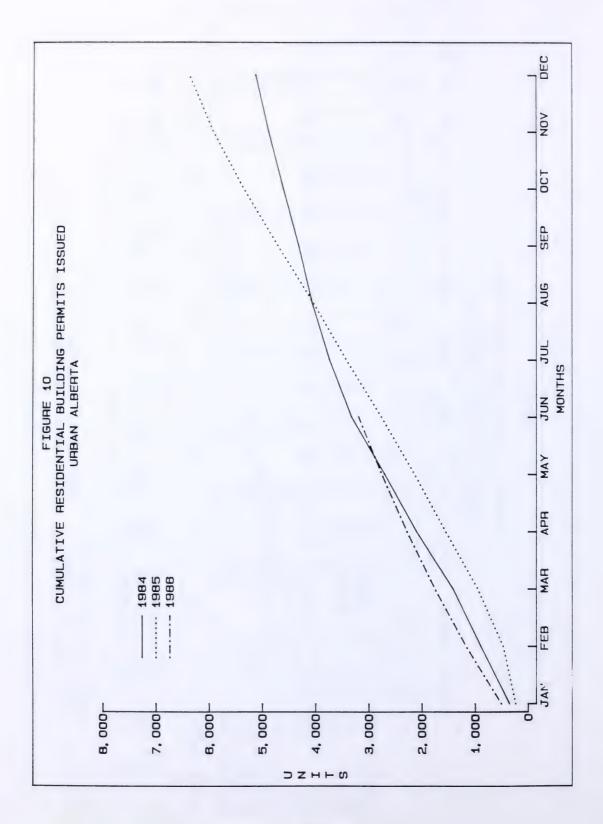


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED IN URBAN* ALBERTA (NUMBER OF UNITS) 1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	⁻ 13
MAY	586	475	19
JUNE	628	438	- 30
JULY	662		
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	3196	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

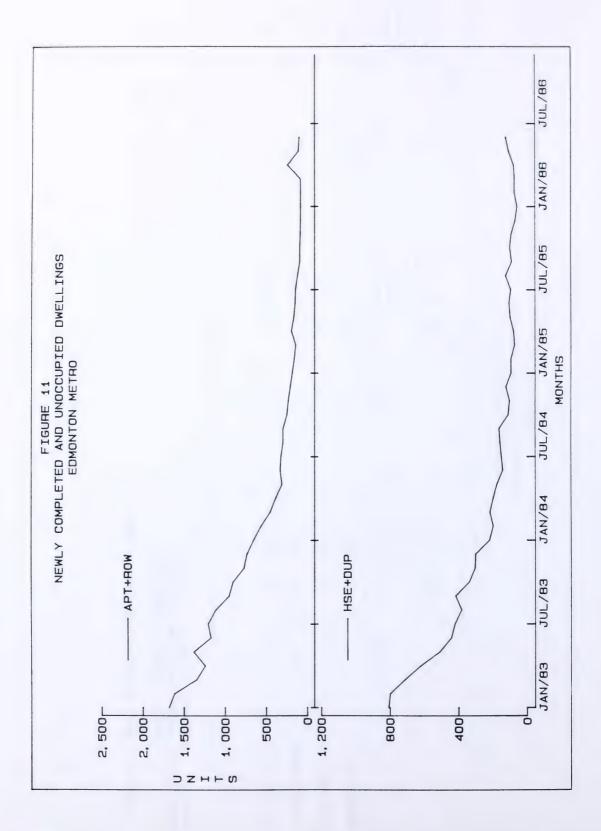


TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

		SI_1	SINGLES	7 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1		MULTI	0 0 0 0 0 0	2 5 5 9 1 1 1 6	I	rotal	
			YEAR	TO DATE			YEAR	YEAR TO DATE	 		YEAR	YEAR TO DATE
		JUNE-86	1986	PERCENT CHANGE OVER 1985		JUNE-86	1986	PERCENT CHANGE 1986 OVER 1985	<i>l</i> ' 385	JUNE-86	1986	PERCENT CHANGE 1986 OVER 1985
	BONNYVILLE	0	11	69_		0	126	 * 		0	137	137 281
- 2	COLD LAKE	ю	18	19_		0	42	726		ಣ	09	94-
6 -	GRAND CENTRE	0	25	127		0	0	_100		0	25	0
	ELK POINT	0	n	48		0	0	_100		0	3	76_
	ST. PAUL	1	14	L_		0	2	*		1	16	7

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPAREU BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TO AL WAS LITHER ZERO OR UNAVAILABLE



EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECLMBLR	93 72 78 98 104 94 124	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19	66		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	57 73 72 78 107 124	84 84 87 74 111 101	141 157 159 152 218 225	167 166 178 217 304 339	56 49 53 60 52 60

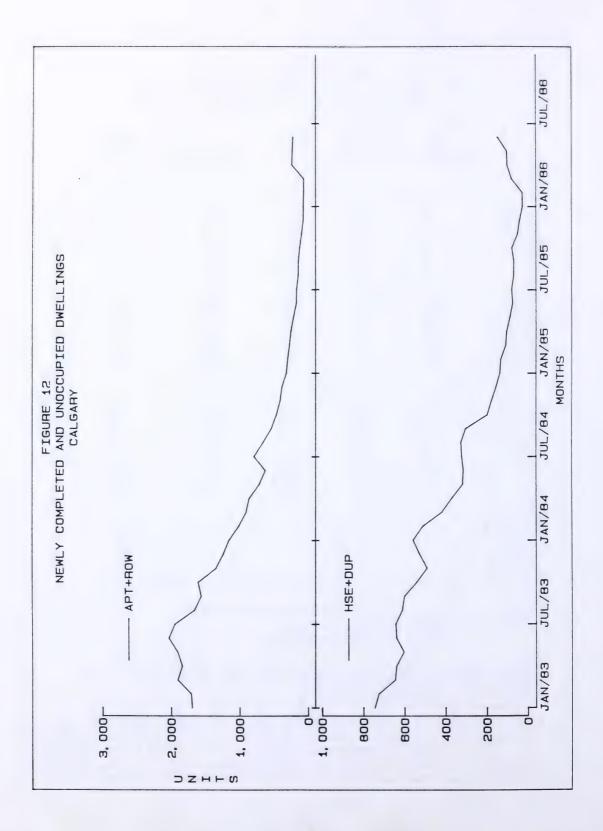
SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION HATE IS THE HATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PILD UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	132 108 103 87 74 79 69	302 276 255 218 176 172 148 146	459 434 384 358 305 250 251 217 214 205 150 115	115 277 101 65 101 79 169 213 239 167 269 214	30 41 28 20 34 35 40 53 53 46 68
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27 80 101 103 147	74 70 70 242 236 227	100 97 150 343 339 374	208 187 224 353 287 239	69 66 53 32 46 35

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THLSE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

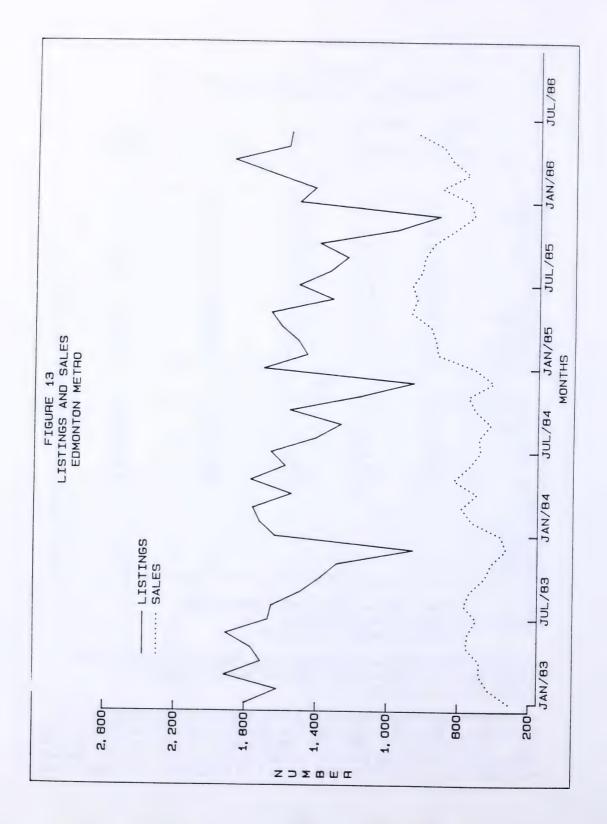


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1707 1464 1515 1609 1668 1322 1513 1339 1240 1398 961 721	514 725 737 766 876 846 872 817 804 751 633 526	.30 .50 .49 .48 .53 .64 .58 .61 .65 .54	75769 73121 74881 71947 74698 78198 75461 77514 73153 69804 73175 72381
		1986		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	1513 1426 1656 1884 1577 1563	547 709 555 652 704 857	.36 .50 .34 .35 .45 .55	68999 68253 74085 73402 78837 78503

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

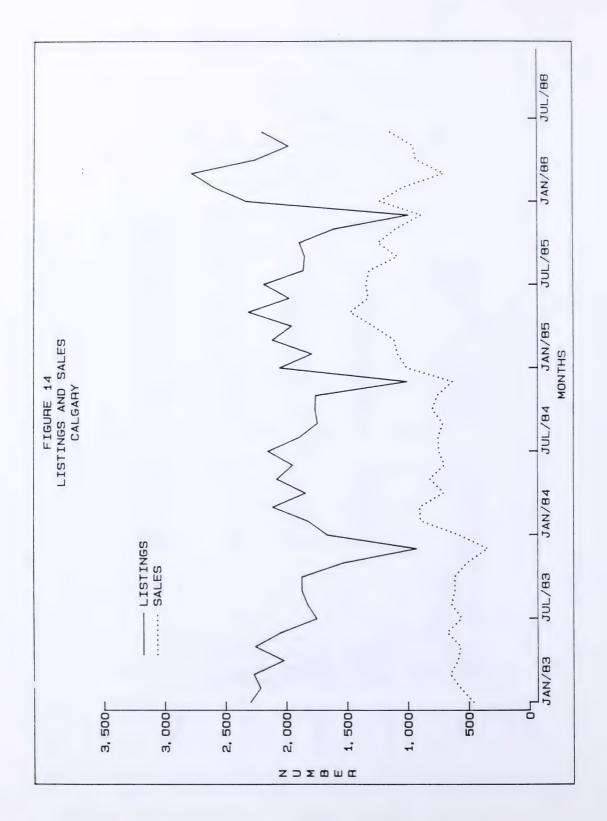


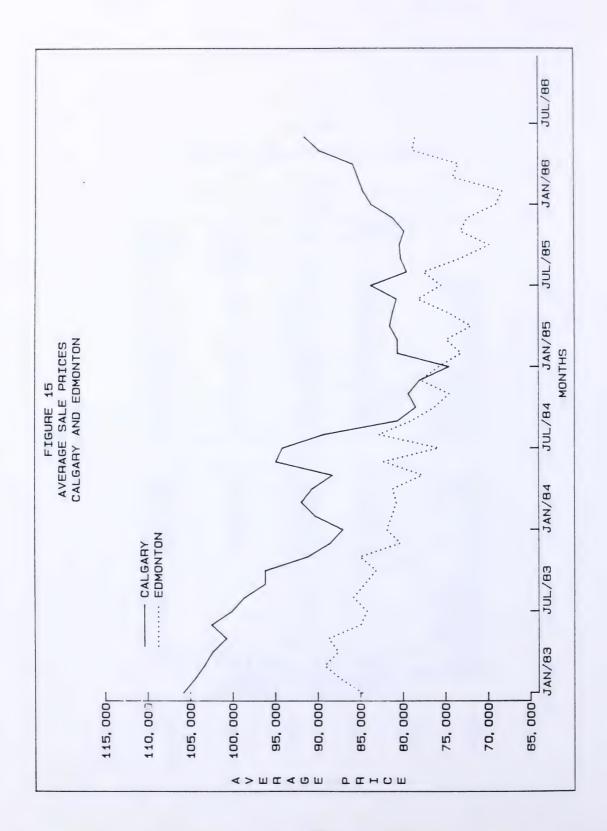
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES	AVERAGE SELLING
JANUARY	2054	1011	TO LISTINGS	<i>PRICE</i> 7 4550
FEBRUARY	1792	1011	.61	80635
MARCH	2114			
APRIL	1957	1114 1286	.53	80658
MAY			.66	81537
JUNE	2311 1977	1475	.64	81195
-		1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	•53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	2130	2247	.02	31324
		DD45 D		

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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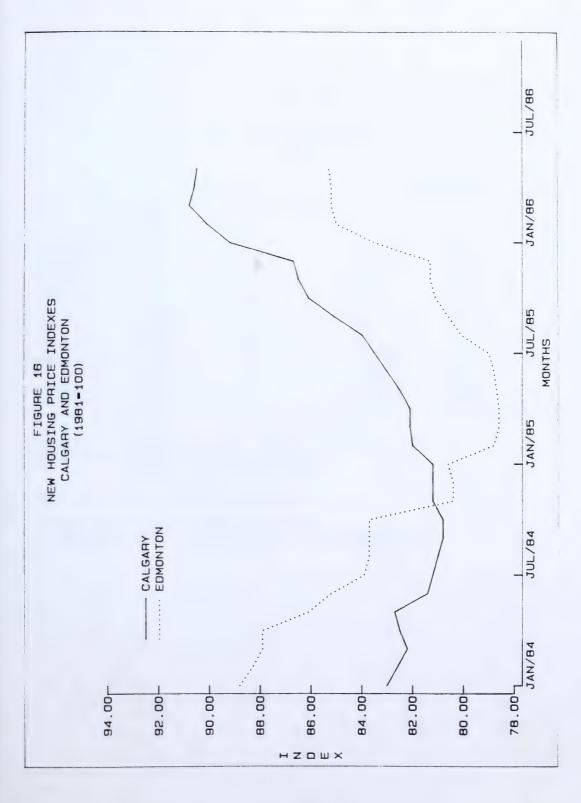




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	C	ALGARY**	EDN	10NTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5	89.2 90.1 90.8 90.6 90.5	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3 81.3	83.5 85.0 85.2 85.2 85.3

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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HOUSING PLANNING SECRETARIAT

- **REPRESENTS SINGLE DETACHED HOUSES ONLY
- ***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

^{*}THE LAST FIGURE IS THE LATEST AVAILABLE



SEP - BBS

RESIDENTIAL CONSTRUCTION IN ALBERTA

JULY 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

JULY 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Alberta

° In the second quarter, housing starts increased by 35% from 1,723 in 1985 to 2,322 in 1986. This marks the fourth consecutive quarter that a year to year increase has been recorded.

Urban Alberta

- O Housing starts in July decreased further from the previous year to 534 units, down 21% from 674 units in July 1985.
- ° Total starts to date, however, increased 36% to 3,745 units from 2,763 for 1985. Single family starts rose by 31% while multiples jumped 84%.
- O Housing under construction in July also decreased from the month before to 2,011, of which only 3% or 65 were apartment units.
- ° After three straight months of decline, the number of building permits issued in Urban Alberta increased 9% from last year to 723 units.

Calgary

- ° Calgary's starts fell again to 146 units last month, down 38% in comparison to a year ago.
- O However, total starts for the year still increased by 55% to 1,432 units from 921 for 1985. 56 multiples were started for the first seven months of this year compared to only 5 for 1985.
- On Housing under construction decreased sharply to 798 units from 1,001 the month before. Inventory of newly completed and unoccupied housing also



- decreased (by 13% to 327 units), a reflection of the continuing high rate of absorption.
- Building permits increased to 430 units in July, up 189% from the preceding month, and up 67% from the same month last year. Multiples accounted for two thirds of the 430 units.
- ° In the reale market, the number of houses sold dropped 25% over July 1985 to 1,013 units. The ratio of sales to listings also dropped to .47 compared to .67 last year.
- The average selling price decreased 6% to \$86,305 from \$91,524 last month. However, the new housing price index increased to 90.9 in June after two straight months of decline.

Edmonton

- Edmonton housing starts amounted to 288 units last month, a 19% increase from July 1985. Multiples accounted for 32% (93 units) of the total.
- ° Total starts to date rose by 25% to 1,601 units compared to 1,237 in 1985.
- Housing under construction also increased to 836 units from 787 units in June. Newly completed and unoccupied housing dropped sharply to 175 units while the rate of absorption reached a yearly high of 62%.
- ° The resale housing market continued to be extremely active. Sales last month were 9% higher than in July 1985. The ratio of sales to listings reached a yearly high to .62 last month.
- ° Despite the increase in sales, the average resale house price decreased again to \$74,882 from \$78,503 last month. However, the new housing price index continued to show an upward movement to 85.7 in June.

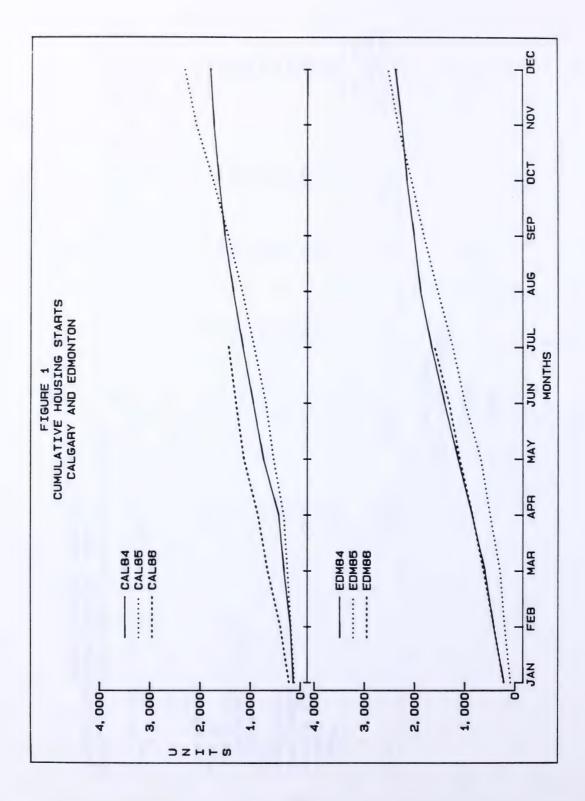


JUL-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMEDARY EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT HED DEEK SPRUCE GROVE	138 195 2 2 1 1 11 11 14	2 2 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	000000000000000000000000000000000000000	0000000000	146 288 288 119 6 31 111 114	7.38 7.50 1.00 1.00 1.00 1.40 7.33
ТОТАЦ	416	99	ħħ	۵	534	_21

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



JUL-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEN	SEMIS	R	ROW		APT	IO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	916	1376	0	30	5	11	0	15	921	1432	55
CAMHOSE:	1139	12 1428	0 81	0 87	21	0 26	0 64	10	1237	12	14
FORT MCMURRAY	145	17	0	0	0	0	90	12	145	29	_80
GRANDE PRAIRIE	77	111	0	0	0	0	0	0	77	111	titi
LEDUC	15	14	0	0	0	5	0	0	15	19	27
LETHBRIDGE	54	100	8	9	0	0	18	8	80	114	42
LLOYDMINSTER(ALTA. PART)	53	94	0	2	0	0	80	14	133	62	-53
MEDICINE HAT	35	80	0	2	0	29	0	0	35	111	217
KED DEER	72	115	2	#	16	107	0	0	90	226	151
SPRUCE GROVE	16	28	0	0	0	0	0	0	16	28	75
TOTAL PERCENT CHANGE BY TYPE	2536	3327	28	131	42	228	157	59	2763	3745	36
	1					1	1 1 1 1 1 1	1	1	1 1 1 1 1 1	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

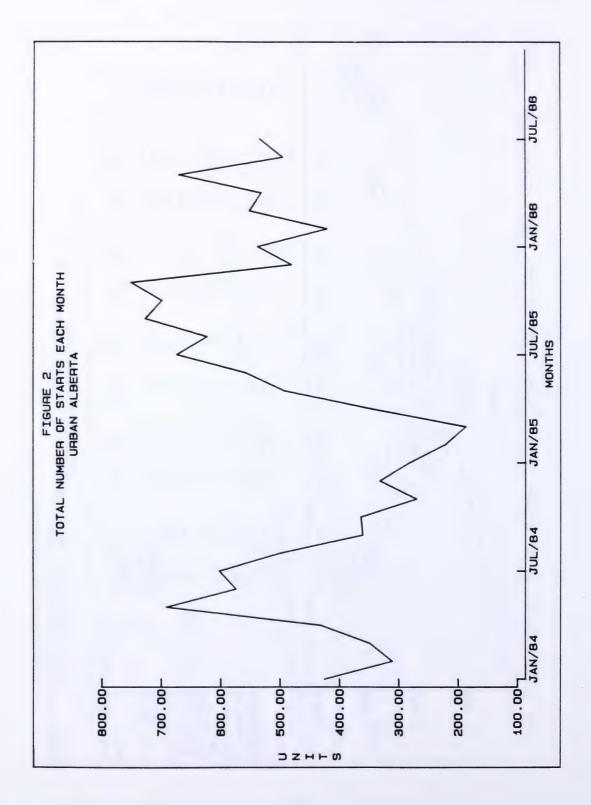


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
TANTADY	000	500	0.4
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	- 11
JULY	674	534	-21
AUGUST	623		
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	3745	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

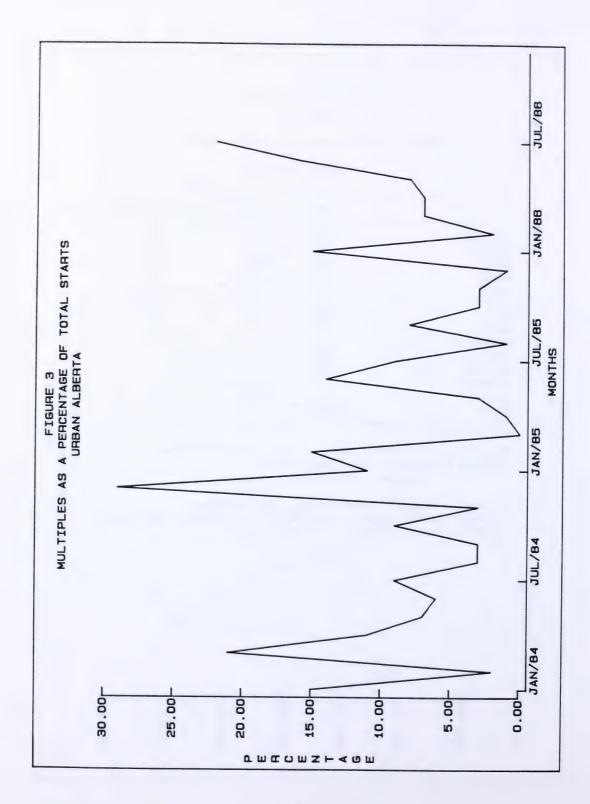


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

1985-1986

		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
	JANUARY	282	251	31	11
	FEBRUARY	202	189	33	15
	MARCH	187	187		
				0	0
	APRIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	699	679	20	3
	NOVEMBER	751	726	25	3
	DECEMBER	481	477	4	1
	TOTAL	6044	5701	343	6
-					
			1986		
			2300		
	JANUARY	538	460	78	14
	FEBRUARY	421	411	10	2
	MARCH	553	513	40	7
	APRIL	532	496	36	7
	MAY	671	614	57	8
	JUNE	496	417	79	16
	JULY	534	416	118	22
	AUGUST				~~
	SEPTEMBER				
	OCTOBER				
	NOVLMBER				
	DECEMBER				
	DECEMBER				
	TOTAL	3745	3327	418	
	TOTAL	3743	3321	410	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

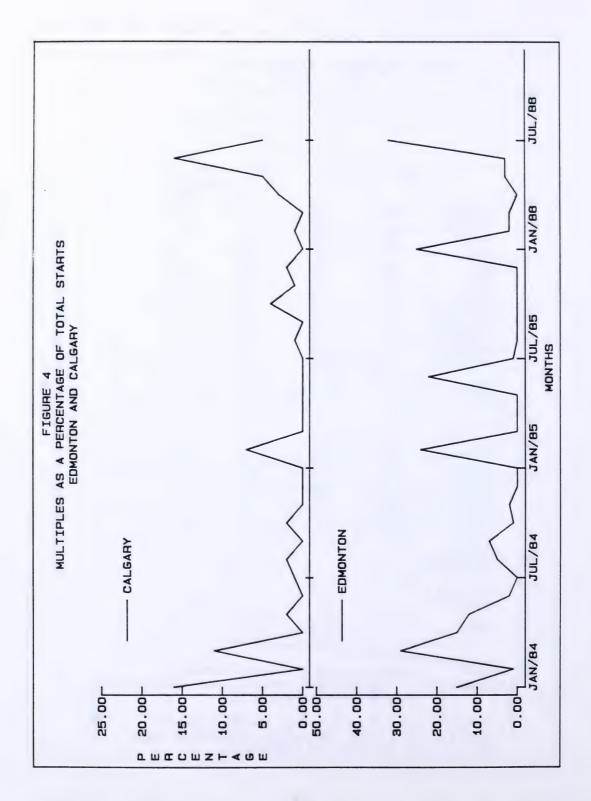


TABLE 5 SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EUMONTON

		CALGARY	Y		1985	EDMON	EDMONTON (METRO)		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	118	118	0	0	JANUARY	06	90	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	06	90	0	0
APRIL	76	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	68	22
JULY	234	234	0	0	JULY	243	241	2	7
AUGUST	243	241	2	1	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	7	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	-	NOVEMBER	270	270	0	0
DECEMBER	231	227	⇉	2	DECEMBER	196	196	0	0
	1			1		-	1 1 1	1 1 1	1 1 1 1 1 1
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	±
		CALGARY	7.7		1986	EDMON	EDMONTON (METRO)		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
JANUARY	225	225	0	0	JANUARY	225	168	57	25
FEBRUARY	177	175	2	1	FEBRUARY	195	191	⇉	2
MAKCH	251	251	0	0	MARCH	207	203	#	2
APKIL	196	190	9	8	APRIL	222	221	1	0
MAX	278	263	15	5	MAY	252	244	89	က
JUNE	159	134	25	16	JUNE	212	206	9	:0
JULX	146	138	30	2	JULX	288	195	93	32
AUGUST					AUGUST				
SEPTEMBER					SEPTEMBER				
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
	1 1 1	1 1	1 1	1		1	1	1 1 1	1 1 1
TOTAL	1432	1376	99		TOTAL	1601	1428	173	
SOURCE:	1	MORTGAGE A	ND HOUSING	CANADA MORTGAGE AND HOUSING CORPORATION	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8 8 8 8 8 8 8	· · · · · · · · · · · · · · · · · · ·	1 1 1 1 1 1	1 1 1 1 1 1 1 1
FREFARED BY:	-	ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT	SECRETARI	4.0					
	2000	DATAMUTT I	The state of the s						

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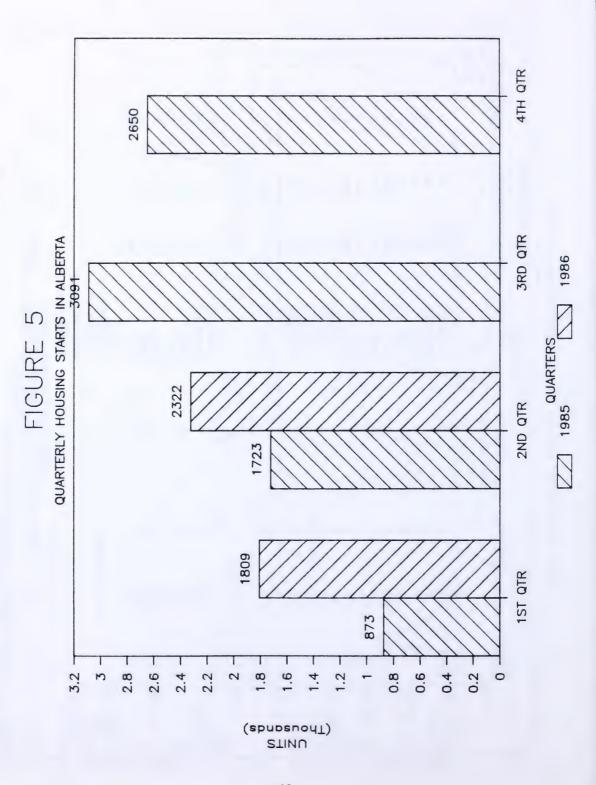


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

FIRST QUARTER 873 1809 SECOND QUARTER 1723 2322 THIRD QUARTER 2650 2650 TOTAL 8337 4131		1383	1386	CHANGE
1723 2322 3091 2650 8337 4131	i	873	1809	107
3091 2650 8337 4131	SECOND QUARTER	1723	2322	35
2650 8337 +131	THIRD QUARTER	3091		
8337 4131	FOURTH QUARTER	2650		
8337		!!!	1 1 1 1 1	1 1 1
	TOTAL	8337	4131	
	HOUSING	HOUSING PLANNING SECRETARIAT		

JUL-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

		G TENDO	ROW	AFT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
САБСАКУ	328	9	0	15	349	107
CAMBUSE EDMONTON M.A.	230	D 50	0	0 0	235	100
FORT MCMURRAY	2	0	0	0	2	_83
GKANDE PRAIKIE	15	0	0	0	15	_12
LEDUC	5	0	0	0	2	150
LETHBRIDGE	80	0	0	0	8	_27
LLOYDMINSTER(ALTA: PAKT)	7	0	0	0	1	_86_
MEDICINE HAT	9	2	0	0	80	300
KED DEEK	25	0	23	0	84	182
SPRUCE GROVE		0	0	0	1	0
TOTAL	621	13	23	15	672	26

SOURCE: CANADA MORTCAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

JUL-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMHOSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER	730 10 729 8 8 51 4 73 31 42 27 27	22 0 0 0 0 0 0 0 0 0	11 30 00 58 00 58 00 00	0000 0000 0000 0000	798 10 836 20 51 9 85 33 71 85	112 86 78 78 78 50 143 143 44
ТОТАL	1718	86	142	65	2011	8

SOUNCE: CANADA MONTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

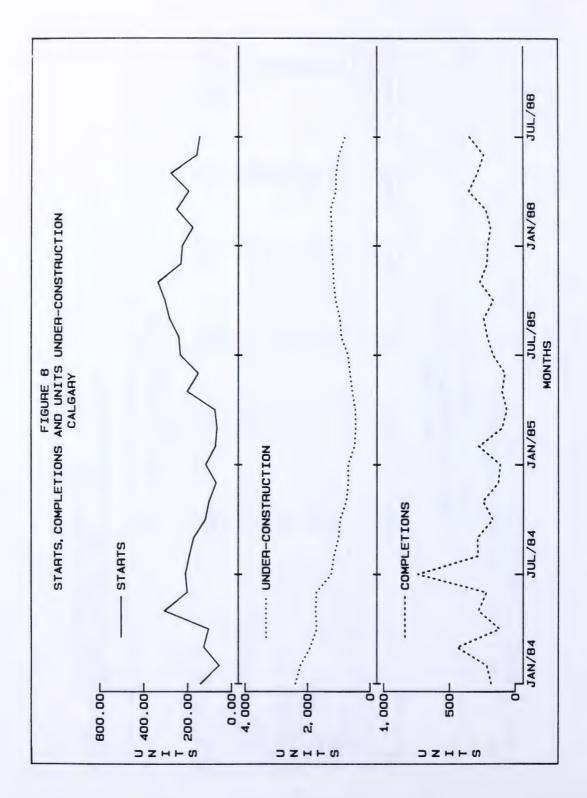


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS		UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTUBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	349	798
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

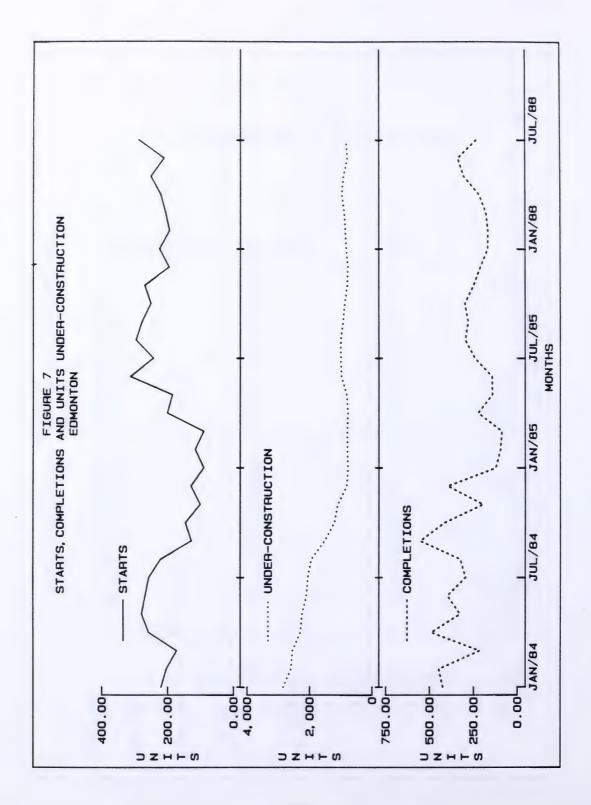


TABLE 10

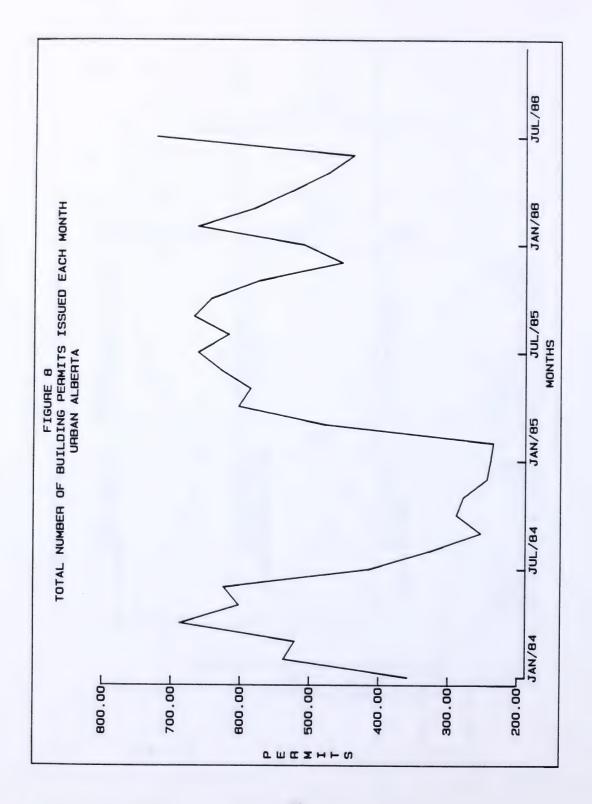
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SFPTEMBER OCTOBER NOVEMBER	90 116 90 200 185 313 243 296 278 251	122 95 87 222 141 143 240 296 278 298	769 787 790 768 811 980 999 998 923 873
DECEMBER	196	210	771
		1986	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	225 195 207 222 252 212 288	167 166 178 217 304 339 235	823 855 886 966 912 787 836

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



JUL-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FUNY MCMURRAY GRANDE PRAIRIE LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEEK SPRUCE GROVE	143 6 191 12 22 22 4 4 11 8	000000000000000000000000000000000000000	171 0 0 0 0 0 0 0 0	100000000000000000000000000000000000000	430 6 201 2 12 2 2 2 2 4 4 4 11 22 8	67 28 28 90 40 40 40 67 67 83 35 100
TOTAL	421	20	171	111	723	6

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

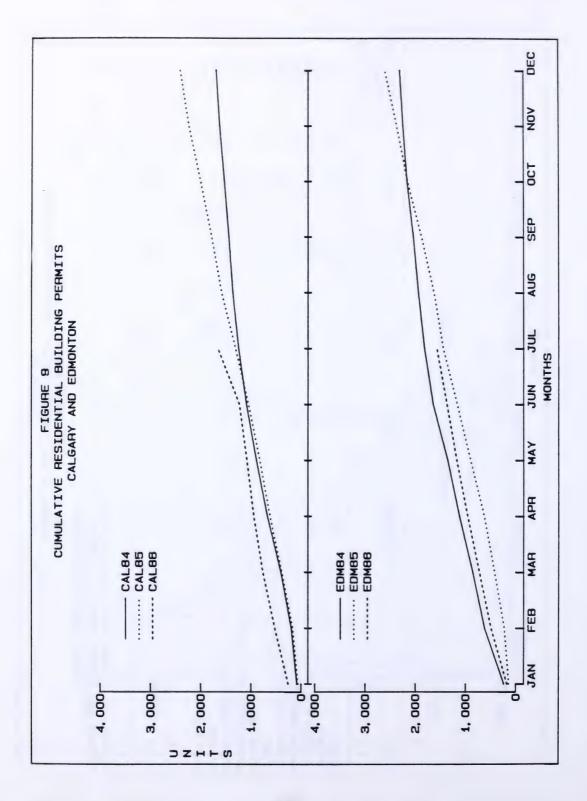


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	САЦСАКУ		CAMROSE	EDMONTON (METRO)		FORT MCMURRAY	RAY	GRAND PRAIRIE	ND	LEDUC		LETHBRIDGE (LLOYDMIN. ALTA.PART	MIN. PART)	MEDICINE HAT	CINE	RED	DEER	SP	SPRUCE
	1985	1	1986 1985 1986	1986	1985	1986	1985 1986	1986	1985 1986		1985 1986 1985	1986		1986	1985 1986		1985	1986	1985	1986	1985 1986	1986
JANUARY		257	2 2	0	139	175	3	13	~ œ	4 22	3.5	7 7	5	7	15	21	0 0	10	11	19	10	2
MARCH		759	=	(m)	419	722	33	118	16	34	-	# 1	15	28	33	143	, ,	62	31	73	ı so (10
MAY		1077	11	ထာ႖	896	955	104	22	34	69	14	11	37	74	100	58	10	16 6/	74	97	၀ ထ	15
JULY		1226	13	10	1162	1367	137	23	61	100	16	17	72	104	131	68	25	104	90	165	15	24
AUGUST			20	4	1621		218	2	103	9	21	Q d	95	1	178	1	51	2	135		23	4
OCTOBER 0			26		2150		261		141		34		116		328		87		172		29	
NOVEMBER DECEMBER	2243		27 27		2366 2604		263		163 165		34		130		397 402		94		185 197		33	
PERCENT CHANGE	HANGE	27		11		6		18₁		23				84		53		174		72		68
YEAR 1985 1986	JAN 239 510	FEB 474 1173		MAR 951 1756	APR 1554 2283	MAY 2140 2758	JUN 2768 3196		JUL 3430 3919	TOTAL AUG 4048	S.	SEP +716	<i>OCT</i> 5359	NOV 5932		<i>DEC</i> 5386	PERCENT 14		CHANGE			

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

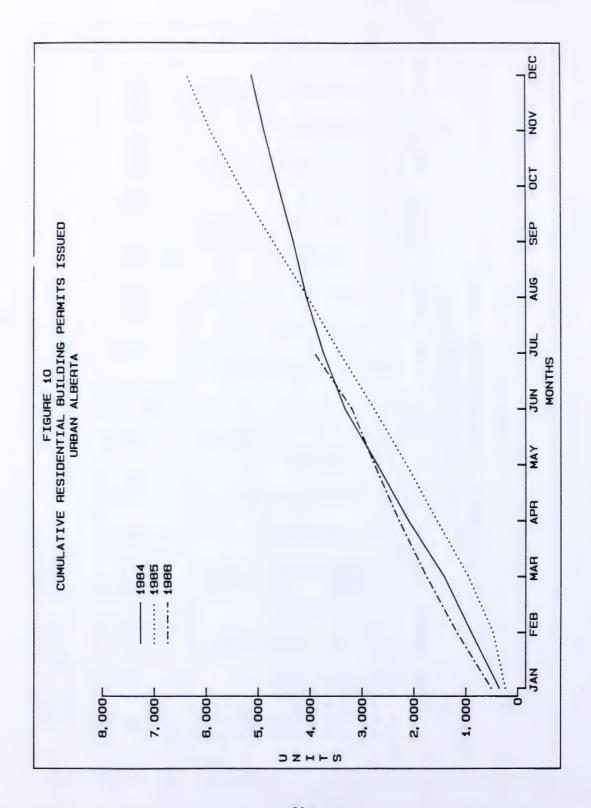


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- 13
MAY	586	475	19
JUNE	628	438	- 30
JULY	662	723	9
AUGUST	618		
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	3919	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

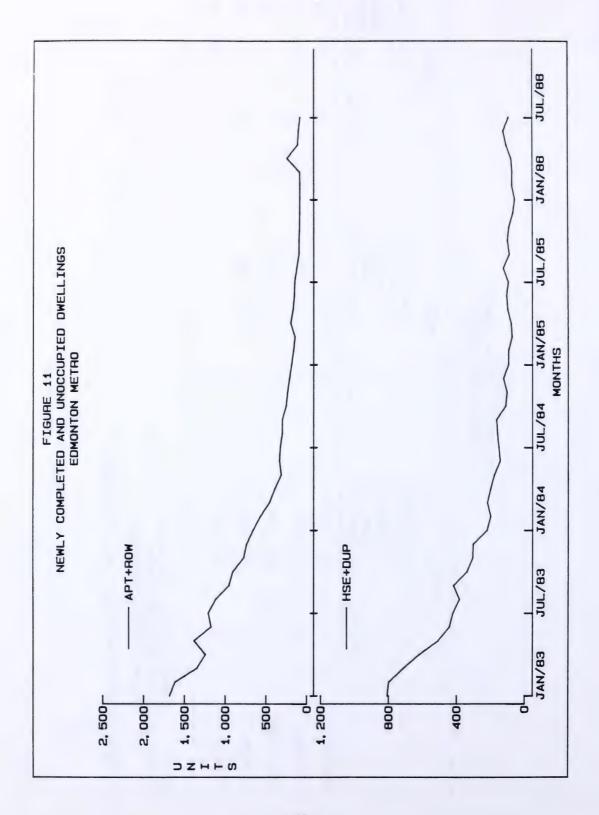


TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

3 3 3 6 5 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6	1 1 1 1 1 1	SINGLES	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 9 9 9 9 9 9 9 9 9 9 9	MULTI	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	T.	TOTAL	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		YEAR	YEAR TO DATE		YEAR I	YEAR TO DATE		YEAR	YEAR TO DATE
	JULY-86	19861	PERCENT CHANGE 1986 OVER 1985	98- <i>X</i> 700		PERCENT CHANGE 1986 OVER 1985	JULY-86	1986	PERCENT CHANGE 1986 OVER 1985
BONNYVILLE	0	11	11 77	0	126	*	0	137	137 191
COLD LAKE	5	23	19_	0	42	42 -73	52	65	65 71
GRAND CENTRE	Э	25	108	0	0	_100	0	25	_11
ELK POINT	0	9	88	0	0	_100	0	က	-97
ST. PAUL	1	15	725	1	က	*	2	18	18 _10
				1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1	1

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

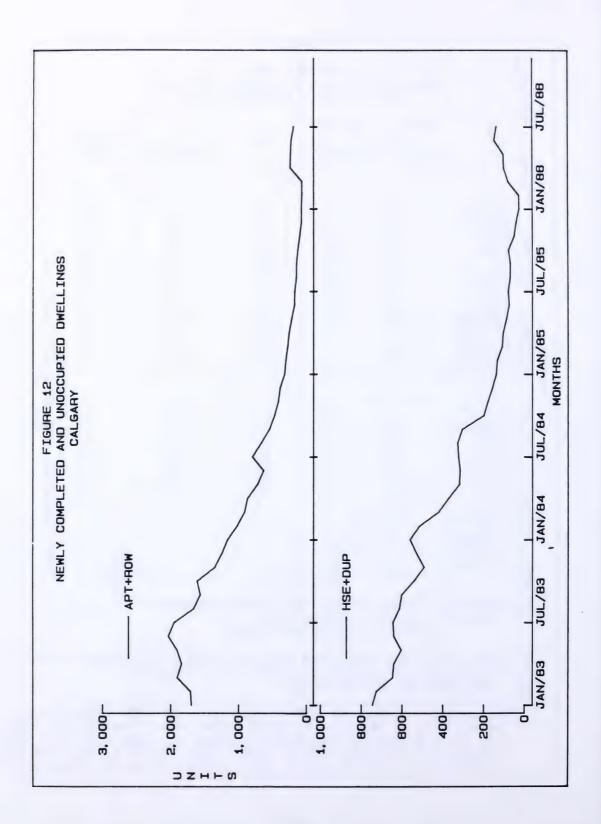
	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	93 93 72 78 98 104 94 124 89 100 100 68	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	57 73 72 78 107 124 92	84 84 87 74 111 101 83	141 157 159 152 218 225 175	167 166 178 217 304 339 235	56 49 53 60 52 60 62

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



CALGARY

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

COMPLETIONS AND ABSORPTION RATES

	AND	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 68 78 50	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150	115 277 101 65 101 79 169 213 239 167 269	30 41 28 20 34 35 40 53 53 46 68
		19	86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27 80 101 103 147 137	74 70 70 242 236 227 190	100 97 150 343 339 374 327	208 187 224 353 287 240 349	69 66 53 32 46 35 55

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

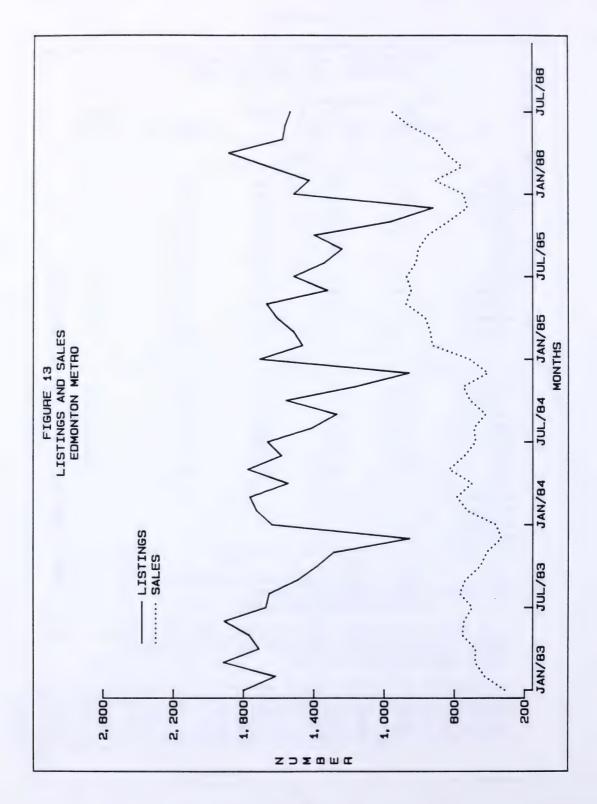


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO	AVERAGE
	DISTINGS	DALLED	OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	•50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
DECEMBER	/21		•/0	72001
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

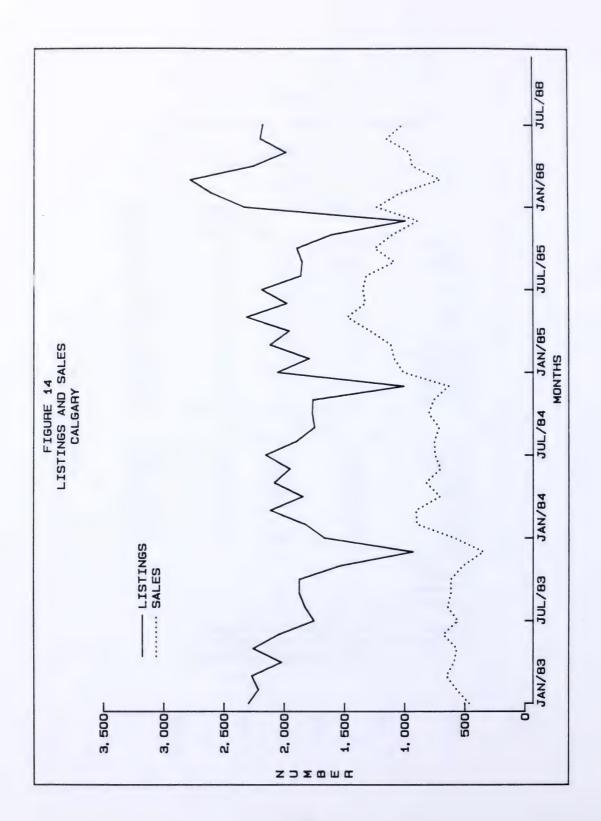


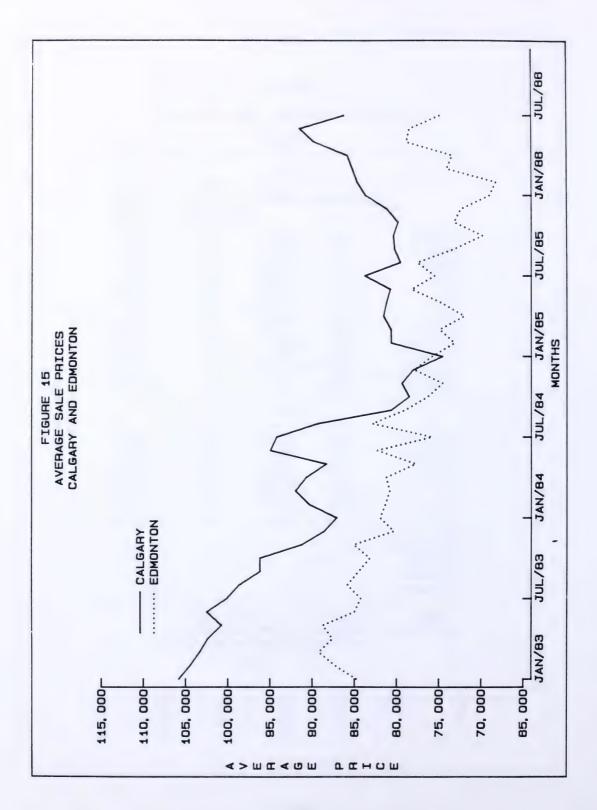
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DL'CEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
<i>FEBRUARY</i>	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST				
SEPTEMBER				
OCTOBER				
<i>NOVEMBER</i> DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
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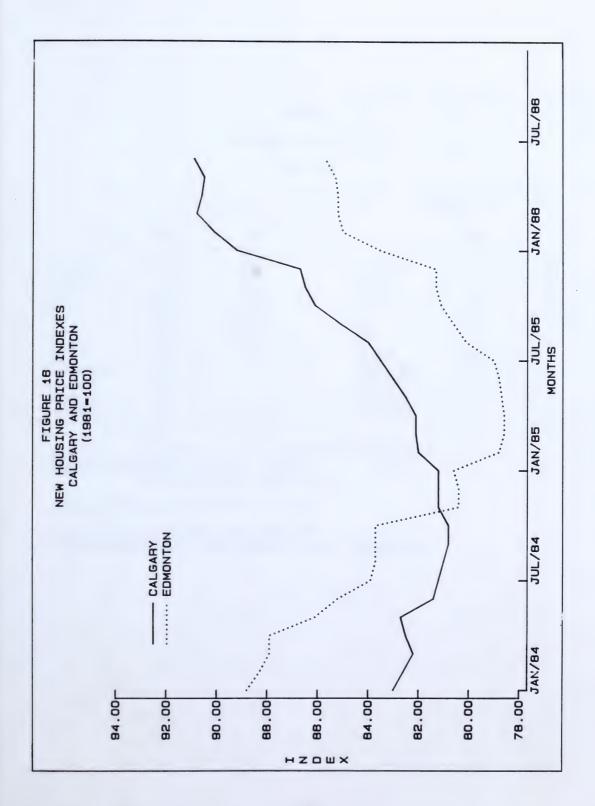




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	$\mathit{CALGARY}{ imes}{ imes}$		EDM	EDMONTON***		
	1985	1986		1985	1986	
JANUAKY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8 90.6 90.5 90.9	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5 85.0 85.2 85.2 85.3 85.7	

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



RESIDENTIAL CONSTRUCTION IN ALBERTA

AUGUST 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

AUGUST 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Urban Alberta

- O Housing starts in August declined 22% to 489 units from 623 in August of 1985. This marks the third consecutive month that a year to year decrease has been recorded.
- However, total starts to date increased 25% to 4,234 units from 3,386 a year ago. Single family starts were up 19% while multiples were 110% higher than last year.
- Housing under construction in August decreased again to 1,918 units from
 2,011 the month before, a drop of 19% compared to August 1985.
- ° The number of building permits issued in Urban Alberta continued to trend downward to 545 units in August, down 12% over the same period last year.

Calgary

- ° For the second straight month, Calgary's starts declined over the same period last year. Total starts of 176 units in August were 28% below last year's level.
- Total starts for the year are still ahead of last year's level by 38% (1,608 units compared to 1,164 for 1985) due to increases during the first half of the year. 102 multiples were started for the first eight months of this year compared to only 7 for 1985.
- O Housing under construction decreased slightly to 771 units from 797 the month before. Inventory of newly completed and unoccupied housing also decreased to 285 units despite a fairly high rate of absorption.
- Building permits fell to 172 units (169 singles and 3 multiples) in August, down 38% over the same month last year.



- Resale housing market activities decreased again last month with 997 units sold, down 24% over August 1985.
- The average selling price also decreased to \$84,905 from \$86,305 last month. The new housing price index remained at 90.9 in July.

Edmonton

- Edmonton's housing starts in August (213 units) were 28% lower than in the same period last year.
- Total starts to date, however, still showed an 18% increase to 1,814 units compared to 1,533 in 1985. Both single and multiple family starts showed increases.
- Housing under construction dropped to 797 units from 836 units in July. However, inventory of newly completed and unoccupied units increased to 190 units while the rate of absorption slid to 55% compared to 62% the month before.
- ° In the resale market, the number of houses sold dropped 13% over August 1985 to 711 units. The ratio of sales to listings also dropped to .52 compared to .61 last year.
- O However, the average resale house price increased to \$79,176 from \$74,882 last month. The new housing price index remained at 85.7 in July, after several months of increases.



AUG-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	130	0 0	0 0	94	176	728
EDMONTON M.A.	200	80 (# C	, ← C	213	28
GRANDE PRAIRIE	13	100	000	000	13	141
LETHBRIDGE DARM	22	000	, m c	000	25	* 0
MEDICINE HAT	o o	00	00	00	0 0	*
KED DEEK SPRUCE GROVE	20 10	00	0 0	12	32 10	23 233
TOTAL	413	10	7	59	684	_22

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

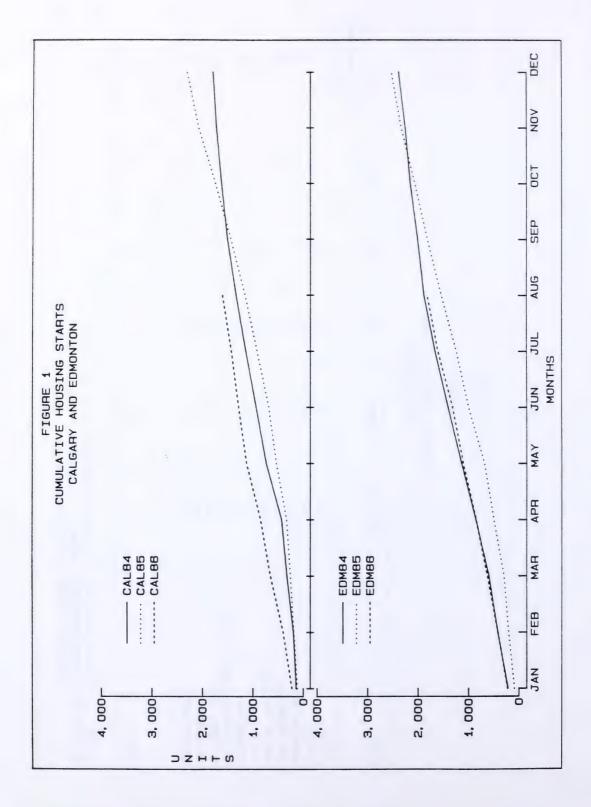


TABLE 2

AUG-86

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CITY	SIN	SINGLES	SE	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	1157	1506	2	30	5	11	0	61	1164	1608	38
CAMROSE	13	18	0	0	0	0	0	0	19	18	-5
EDMONTON M.A.	1429	1628	24	98	21	80	59	11	1533	1814	18
FORT MCMURRAY	165	18	0	2	0	0	0	12	165	32	_81
GRANDE PRAIRIE	66	124	0	0	0	0	0	0	66	124	25
LEDUC	19	16	0	0	0	5	0	0	19	21	11
LETHBRIDGE	54	121	80	9	0	3	18	8	80	138	72
LLOYDMINSTER(ALTA. PART)	57	94	0	2	0	0	80	14	137	62	_55
MEDICINE HAT	35	90	0	2	0	29	0	0	35	121	246
RED DEEK	98	135	2	#	16	107	0	12	116	258	122
SPRUCE GROVE	19	38	0	0	0	0	0	0	19	38	100
TOTAL PERCENT CHANGE BY TYPE	3151	3740 19	36	141 292	42	235	157	118	3386	4234 25	25
			1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	1	

CANADA MORTGACE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT SOURCE:

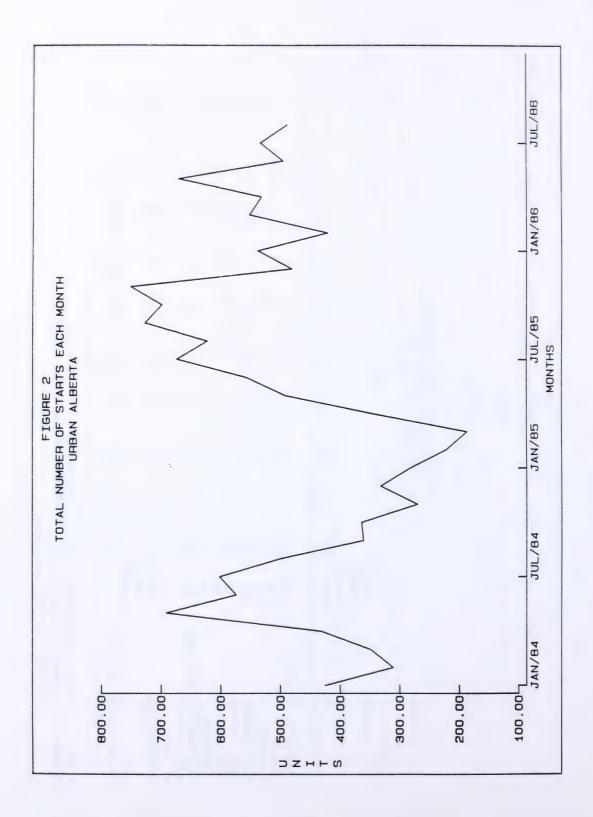


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	_11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727		
OCTOBER	699		
NOVEMBER	751		
DECLMBER	481		
TOTAL	6044	4234	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

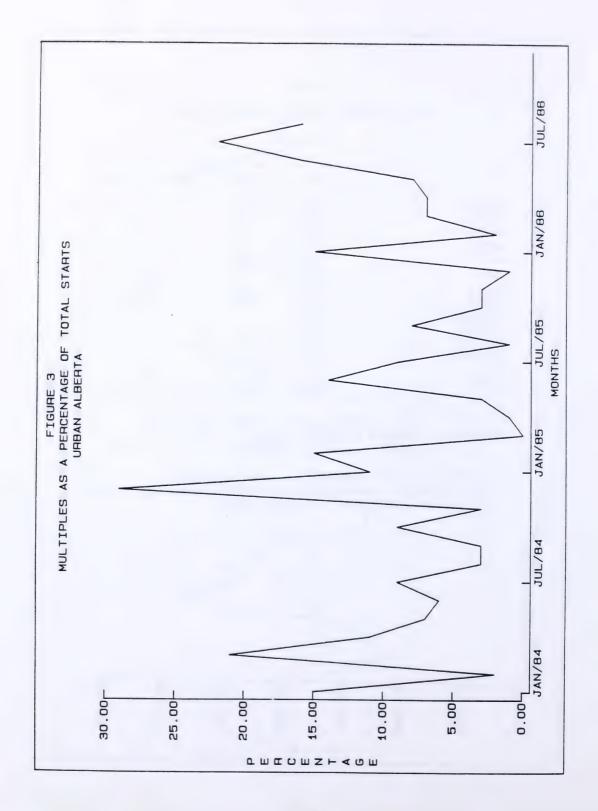


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

4	a	0	5
_	J	Q	0

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	14	1
TOTAL	6044	5701	343	6
		1986		
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	В
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST SEPTEMBER OCTOBER	489	413	76	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

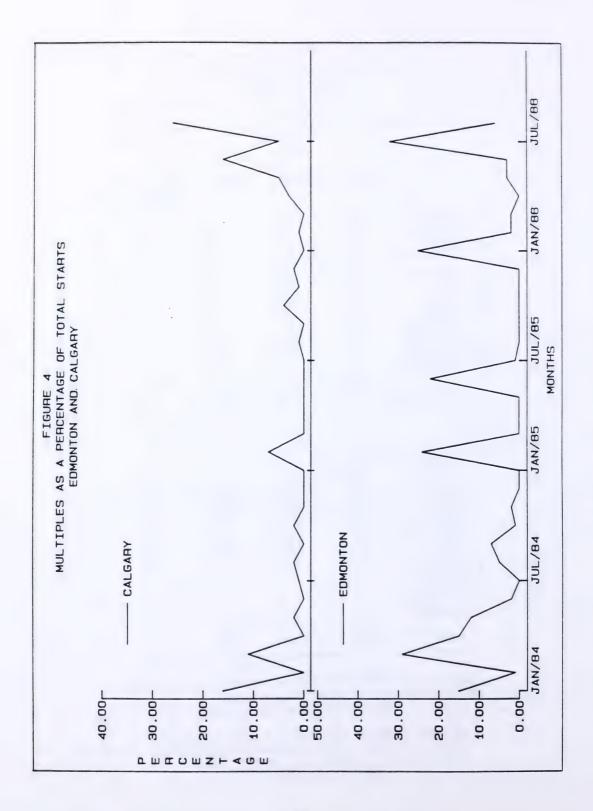
3740

NOVEMBER DECEMBER

TOTAL 4234

494

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL TOTA	CINCLEC							
ARY VARY H L ST EMBER MBER MBER		MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
UARY H L L ST EMBER MBER	118	0	0	JANUARY	90	06	0	0
H L L ST EMBER MBER MBER		2	7	FEBRUARY	116	88	28	24
L ST EMBER BER MBER MBER	99 9	0	0	MARCH	90	90	0	0
ST EMBER BER MBER MBER	92	0	0	APRIL	200	200	0	0
ST EMBER BER MBER MBER		0	0	MAY	185	185	0	0
ST EMBER BER MBER MBER	152	0	0	JUNE	313	245	68	22
•		. 0	0	JULY	243	241	2	+
;		2	1	AUGUST	296	290	9	2
o- o-		0	0	SEPTEMBER	278	278	0	0
ì		11	#	OCTOBER	251	251	0	0
,		2	1	NOVEMBER	270	270	0	0
8 9 9		4	2	DECEMBER	196	196	0	0
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1		1 1 1 1	8 8 8	1 1 1	8 8 9 9
TOTAL 2318	3 2294	24	1	TOTAL	2528	2424	104	#
	CALGARY	RY	1986	96	EDMON	EDMONTON (METRO)		9 1 1 1 1 1 1 1 1 1
JANUARY 225	5 225	0	0	JANUARY	225	168	57	25
FEBRUARY 177		2	₽	FEBRUARY	195	191	#	2
MARCH 251		0	0	MARCH	207	203	#	2
APRIL 196		9	3	APRIL	222	221	1	0
MAY 278	3 263	15	5	MAY	252	244	8	3
	134	25	16	JUNE	212	206	9	က
JULY 146	138	80	5	JULY	288	195	93	32
AUGUST 176	5 130	917	26	AUGUST	213	200	13	9
SEPTEMBER				SEPTEMBER				
OCTOBER				OCTOBER				
NOVEMBER				NOVEMBER				
DECEMBER				DECEMBER				
1	1	1 1 1	1 1 1		1 1 1	!	1 1 1	1 1
TOTAL 1608	1506	102		TOTAL	1814	1628	186	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

- 11 -

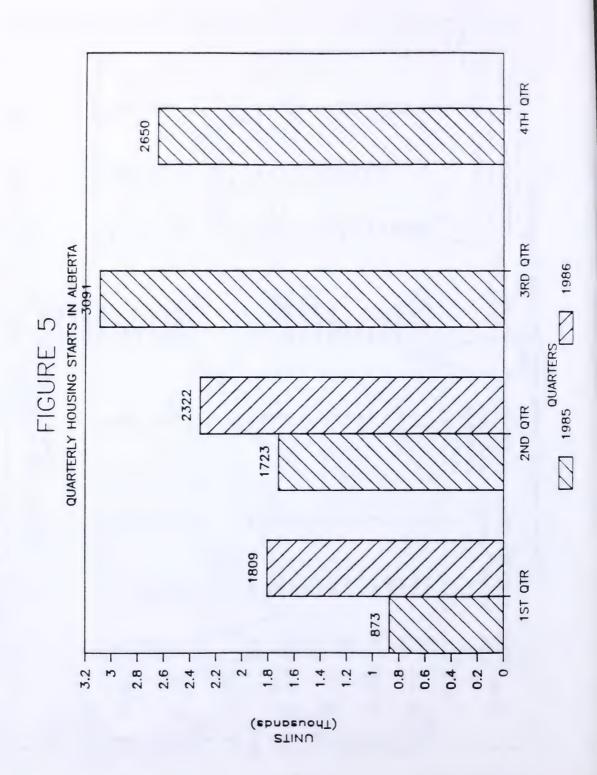


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA

ALL AREAS

1986 1809 2322 1985 - 1986 873 2650 1985 1723 3091 SECOND QUARTER FOURTH QUARTER THIRD QUARTER FIRST QUARTER

PERCENT CHANGE

107 35

> HOUSING PLANNING SECRETARIAT PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

CANADA MORTGAGE AND HOUSING CORPORATION

4131

8337

TOTAL

SOURCE:

AUG-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY	206	7	0	0	210	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CAMROSE	2	0	0	0	5	0
EDMONTON M.A.	247	⇉	0	0	251	_15
FORT MCMURRAY	#	0	0	0	4	_92
GRANDE PRAIRIE	25	0	0	0	25	19
LEDUC	1	0	0	0	1	-50
LETHBRIDGE	16	0	0	0	16	*
LLOYDMINSTER(ALTA. PART)	16	0	0	0	16	433
MEDICINE HAT	12	0	0	0	12	*
RED DEER	10	0	18	0	28	0
SPHUCE GROVE	9	0	0	0	9	100
TOTAL	848	8	18	0	574	6.

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIKS HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

TABLE 8

AUG-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

PERCENT CHANGE OVER SAME MTH LAST YEAR _17 _85 _20 _68 _11 _11 _7 _7 -19 19 39 10 17 17 70 89 TOTAL 1918 11 797 APT108 81 0 0 0 0 0 0 0 0 0 0 ROW 144 SEMIS 88 SINGLES 1578 39 2 66 15 41 41 37 11 681 LLOYDMINSTER(ALTA. PART) GRANDE PRAIRIE FORT MCMURRAY EDMONTON M.A. SPRUCE GROVE MEDICINE HAT LETHBRIDGE RED DEER CAMROSE CALGARY CEDUC TOTAL CITY

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

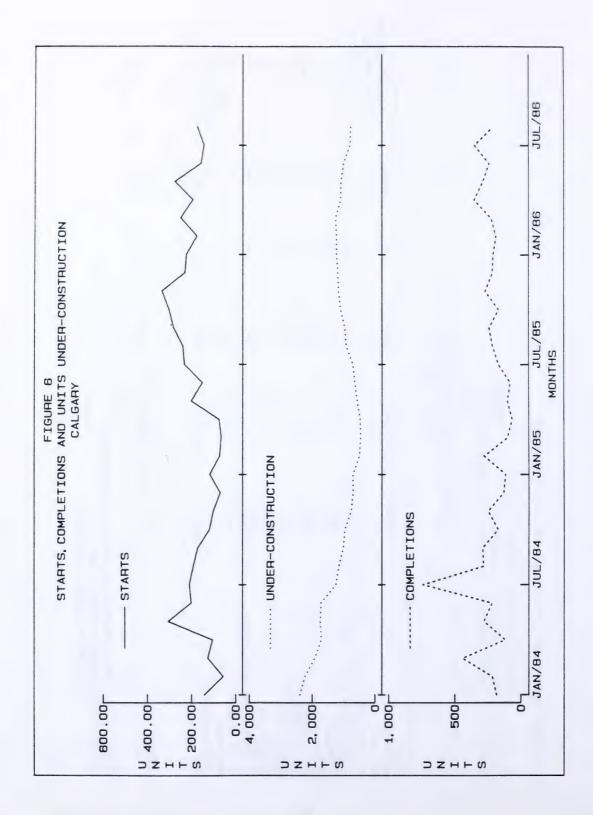


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS		UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MA RCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST SEPTEMBER OCTOBER NOVENBER DECEMBER	176	210	773

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

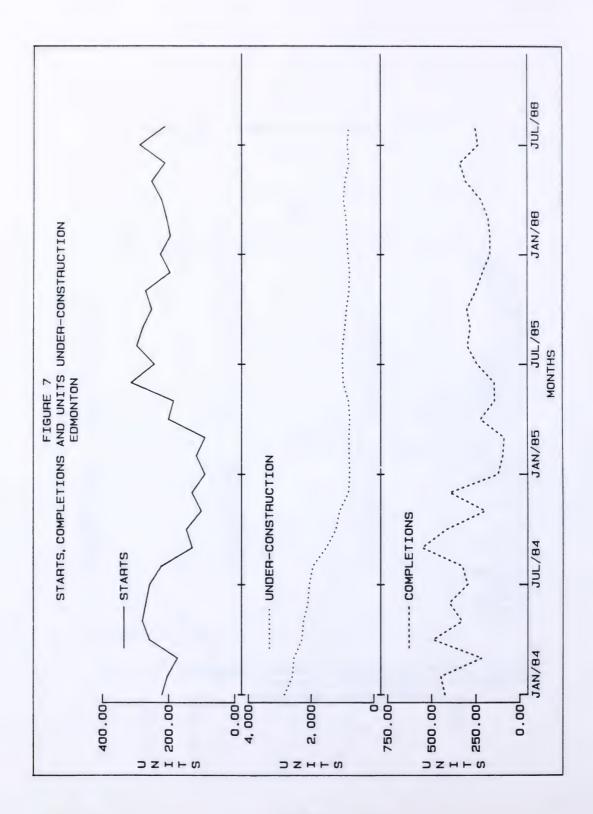


TABLE 10

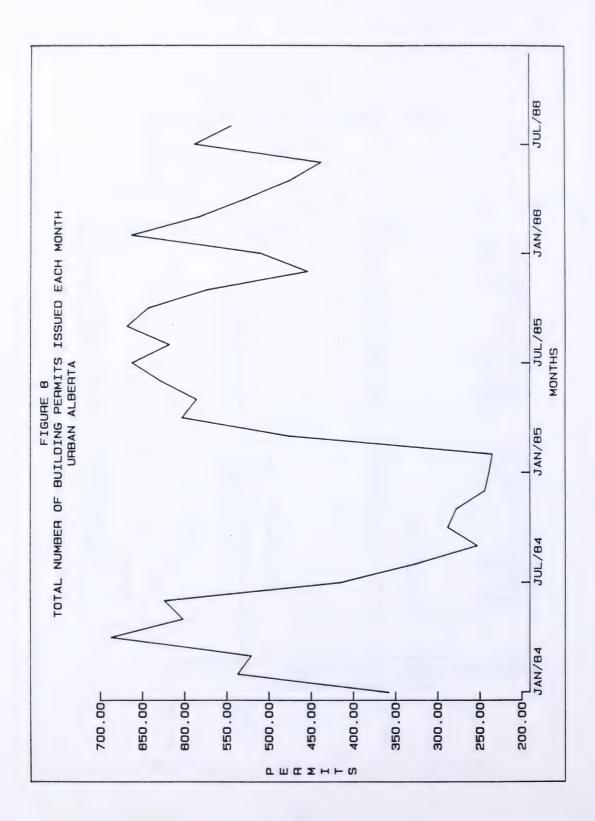
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

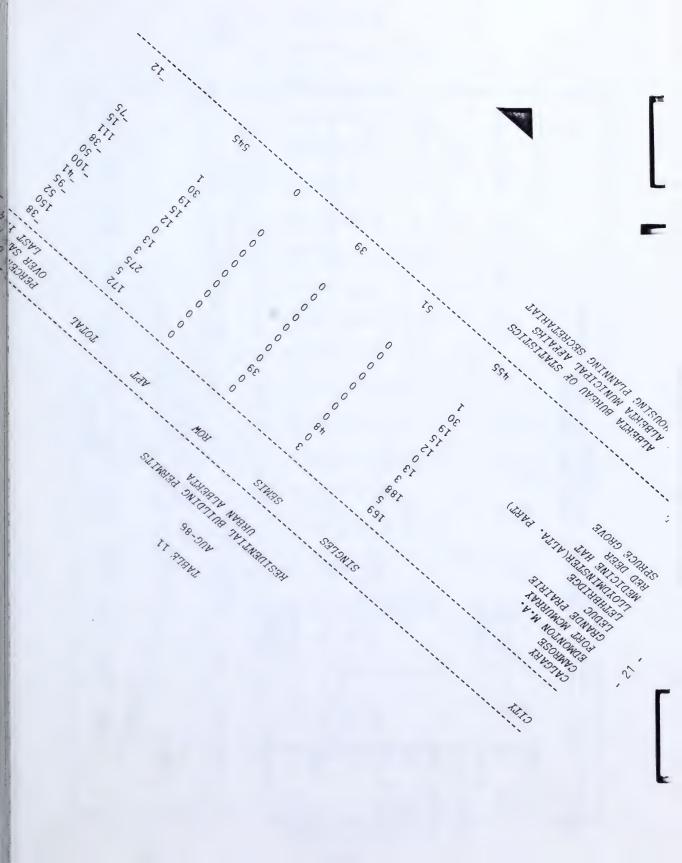
EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MA RCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	888
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT





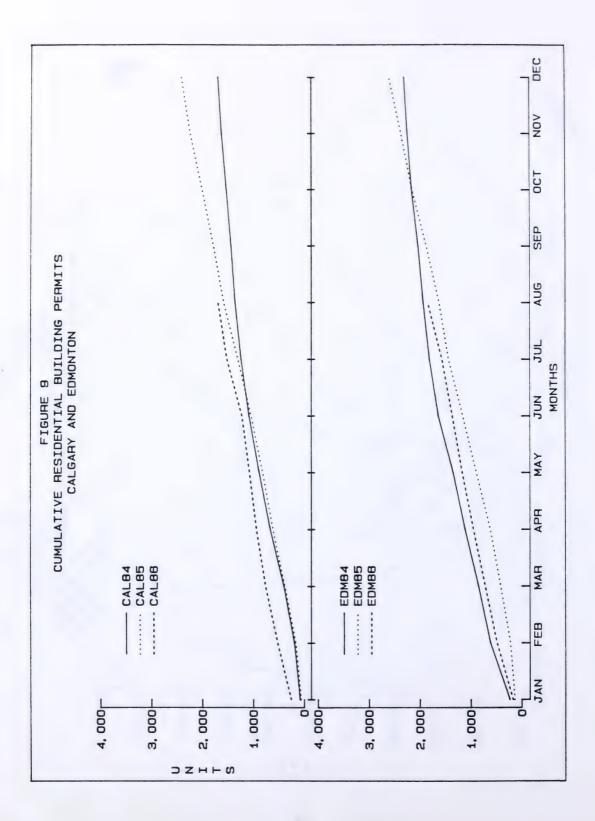


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY		CAMROSE	EDMO (MET	DMONTON METRO)	FORT MCMURRAY	RAY	GRAND PRAIRIE	IND	LEDUC		ЕТНВК	LETHBRIDGE LLOYDMIN. (ALTA.PARI	LLOYDMIN. ALTA.PART	MIN. PART)	MEDICINE HAT	CINE	RED	DEER	SF	SPRUCE GROVE
	1985	1986	1986 1985 1986	1986	1985	1986	1985	1986	1985	1986	1985 1	1986	1985	1986	1985	1986 1	1985 1986		1985	1986	1985 1986	1986
JANUARY	65	257	2	0	139	175	3	13	5	#	2	2	5	7	15	21	0	10	2	19	1	2
FEBRUARY		522	2	1	228	491	17	16	8	22	3	#	7	11	26	35	2	20	11	45	2	9
MARCH		759	#	3	419	722	33	18	16	34	7	77	15	28	33	43	2	62	31	73	2	10
APRIL	618	941	6	9	623	955	19	20	34	57	6	7	37	58	82	84	10	19	59	16	9	15
S MAY		1077	11	8	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	8	21
JUNE		1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	89	25	104	90	165	15	24
JULY		1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST		1693	20	21	1621	1843	218	28	103	113	21	19	98	141	178	87	51	134	135	217	23	33
SEPTEMBER			23		1870		244		1117		30		110		286		70		156		26	
OCTOBER			26		2150		261		149		34		116		328		87		172		29	
NOVEMBER			27		2366		263		163		34		130		397		46		185		30	
DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	IANGE	7		5		14		_87		10		_10		8 7		_51		163		61		143
YEAR 1985 1986	JAN 239 510	FEB 474 1173		MAR 951 1756	APR 1554 2283	MAY 2140 2758	JUN 2768 3196		JUL 3430 3784	TOTAL AUG 4048 4329	SEP 4716		OCT 5359	NOV 5932		<i>DEC</i> 6386	PERCENT 7		CHANGE			

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

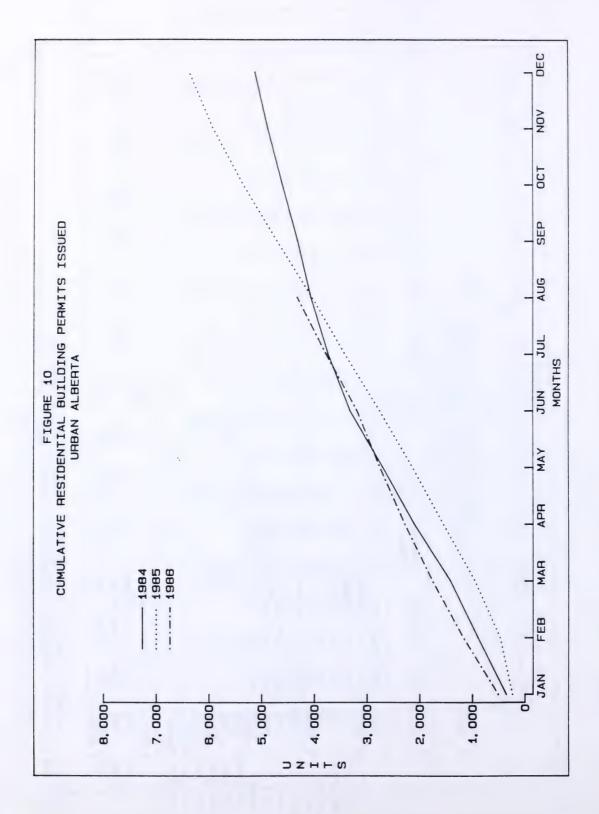


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- ₁₃
MAY	586	475	_19
JUNE	628	438	_30
JULY	662	588	_11
AUGUST	618	545	12
SEPTEMBER	668		
OCTOBER	643		
NOVEMBER	573		
DECEMBER	454		
TOTAL	6386	4329	
TOTAL	3300	7023	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	IS	SINGLES	Λ.		MULTI		I	TOTAL	
		YEAR 1	YEAR TO DATE		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE
	PERCENT PERCENT CHANGE 1986 OVER 1985	119861	PERCENT CHANGE OVER 1985	AUGUST-86	1986	PERCENT CHANGE 1986 OVER 1985	AUGUST-86	1986	PERCENT CHANGE OVER 1985
BONNYVILLE	0	11	11 _80	0	126	126 641	0	137	137 93
COLD LAKE	9	26	_62	0	42	42 -73	ю	89	_70
GRAND CENTRE	0	25	29	0	0	_100	0	25	-53
ELK POINT	0	3	_91	0	0	_100	0	က	86_
ST. PAUL	0	15	-25	0	က	*	0	18	_10
ST. PAUL	0	15	_25	0	က	*		0	0 18

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

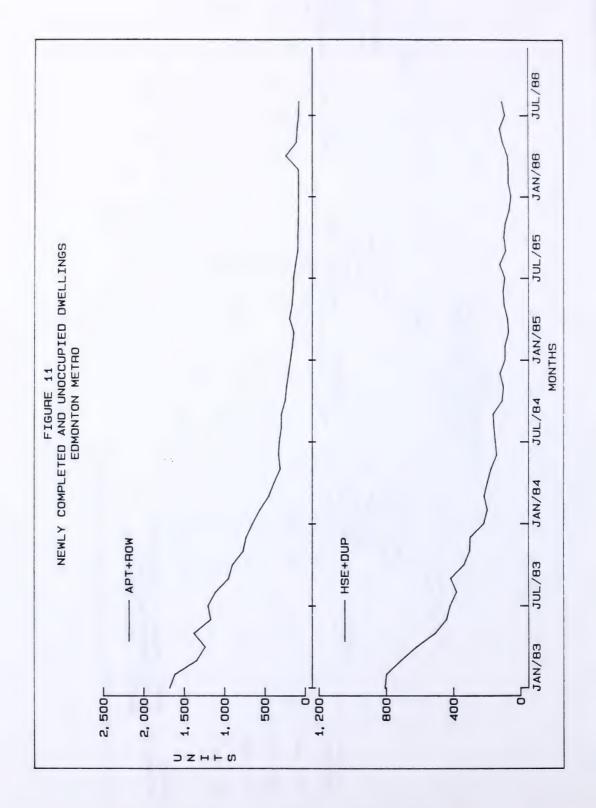


TABLE 15

EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

UNITED ADADTMENTO

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	985		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	93 93 72 78 98 104 94 124 89 100 100 68	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
		19	986		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	57 73 72 78 107 124 92 111	84 84 87 74 111 101 83 79	141 157 159 152 218 225 175 190	167 166 178 217 304 339 235 251	56 49 53 60 52 60 62 55

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

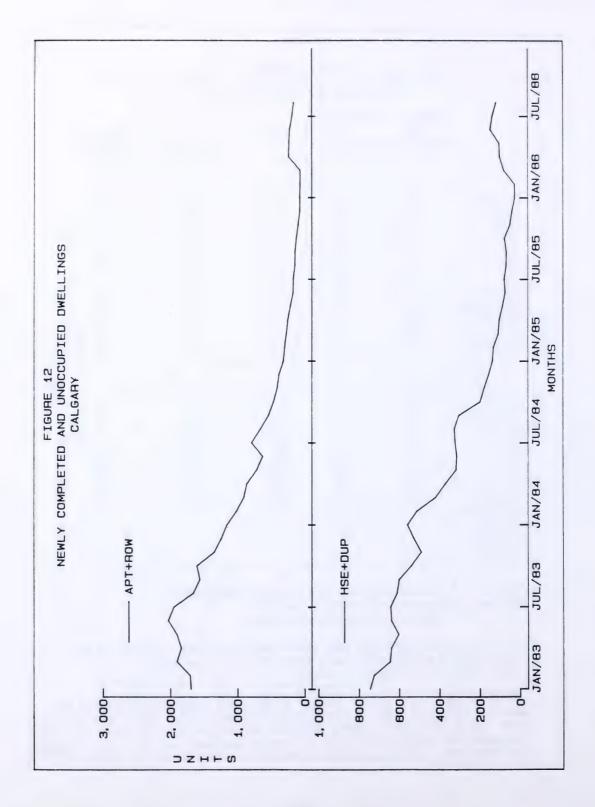


TABLE 16

CALGARY

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 • 68 78 50 40	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150 115	115 277 101 65 101 79 169 213 239 167 269 214	30 41 28 20 34 35 40 53 53 46 68
		19	186		
JANUARY FEBRUARY MARCH APRIL MAY JUNL JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	26 27 80 101 103 147 137 118	74 70 70 242 236 227 190 167	100 97 150 343 339 374 327 285	208 187 224 353 287 240 350 210	69 66 53 32 46 35 55 47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

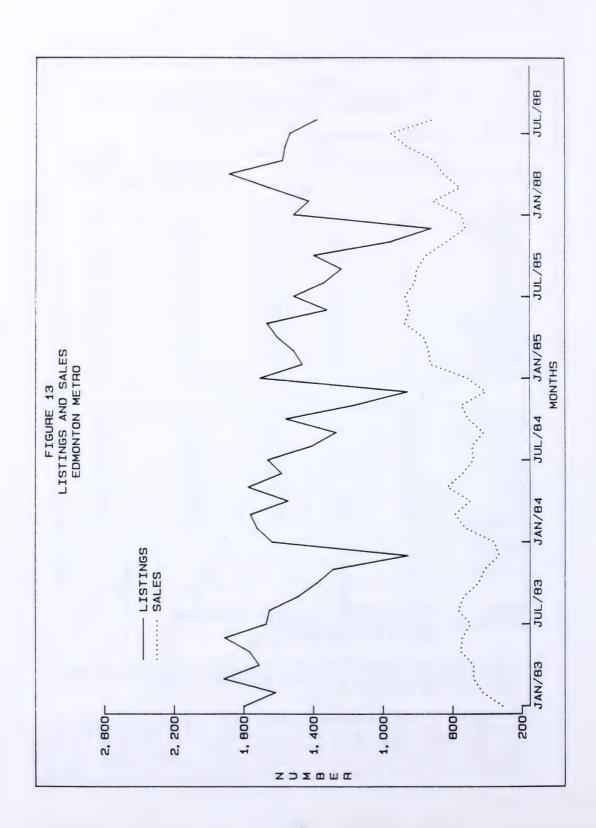


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST SEPTEMBER	1380	711	.52	79176
OCTOBER				
NOVEMBER				
DECEMBE'R				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

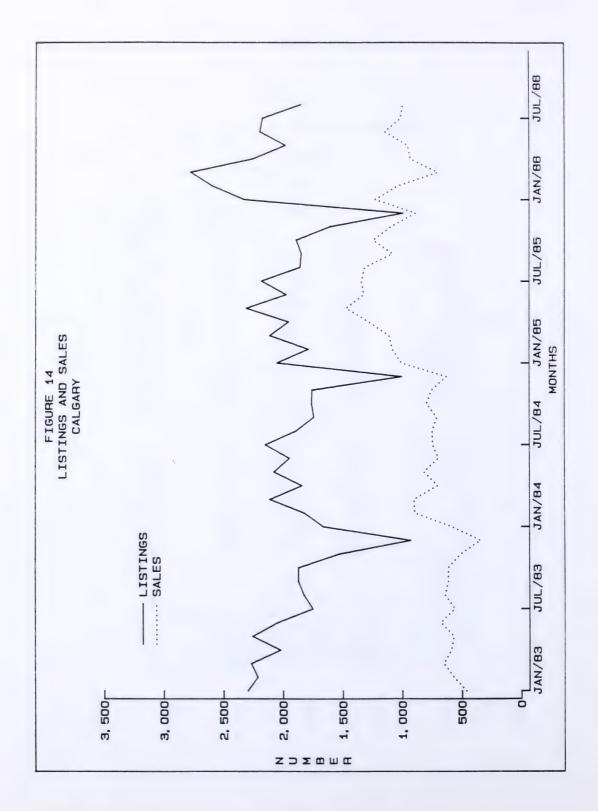


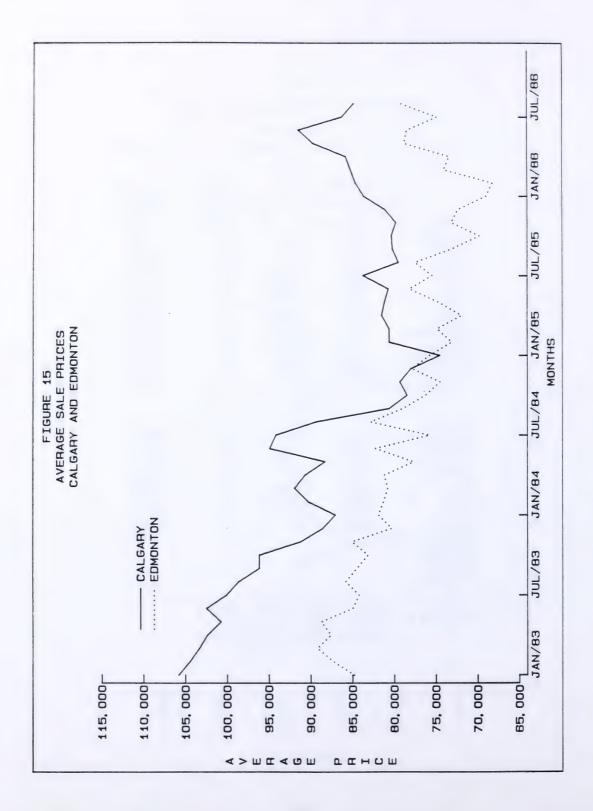
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	2054 1792 2114 1957 2311 1977 2184 1860 1849 1892 1606	1011 1087 1114 1286 1475 1326 1344 1317 1083 1245 1096	.49 .61 .53 .66 .64 .67 .62 .71 .59 .66	74550 80635 80638 81537 81195 80730 83752 79535 80235 80370 79815
DECEMBER	992	890 1986	.90	81154
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	2331 2597 2779 2255 1982 2196 2175 1854	1229 1038 702 933 956 1147 1013 997	.53 .40 .25 .41 .48 .52 .47	83691 84681 85268 85863 89804 91524 86305 84905

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



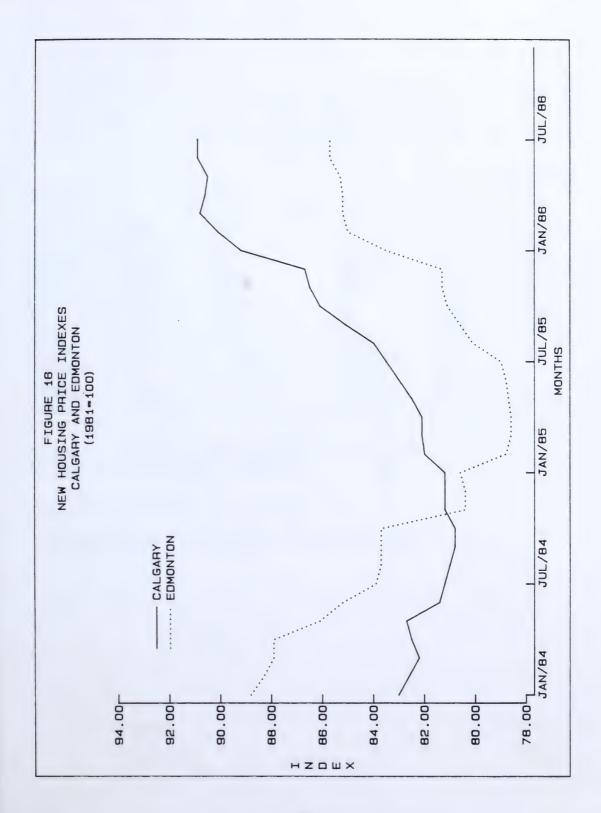




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	C	ALGARY**	EDM	ONTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NO VEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8 90.6 90.5 90.9	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5 85.0 85.2 85.2 85.3 85.7

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*}THE LAST FIGURE IS THE LATEST AVAILABLE

^{**}REPRESENTS SINGLE DETACHED HOUSES ONLY

^{***}REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



NOV 1 0 1986

RESIDENTIAL CONSTRUCTION IN ALBERTA

SEPTEMBER 1986



SHELD LAIM

RESIDENTIAL CONSTRUCTION

IN ALBERTA

SEPTEMBER 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Urban Alberta

- ° For the fourth straight month, housing starts in September declined from the previous year to 437 units, down 40% from 727 units in September 1985.
- One However, total starts to date are still 14% higher than September 1985.
 Both singles and multiples were up 9% and 74% respectively.
- O Housing under construction in September continued to decrease to 1,880 units from 1,907 the month before, a drop of 22% compared to the same period last year.
- After five straight months of declined, the number of building permits issued in Urban Alberta jumped 8% from last year to 722 units. Total building permits to date are 7% ahead of last year.

Calgary

- ° Calgary's starts dropped to 169 units last month, a 40% decrease from September 1985.
- Total starts for the year, however, increased by 23% to 1,777 units from 1,447 for 1985. Singles family starts increased by 15% while multiples jumped 1586%.
- Housing under construction decreased further to 733 units from 770 the month before. Inventory of newly completed and unoccupied housing also decreased to 262 units with no change in the rate of absorption.
- Building permits jumped sharply to 388 units in September, up 93% over the same month last year. Multiples accounted for 68% (266 units) of the total.



- ° The resale housing market continued to be fairly active last month with 1,006 units sold, but still 7% below last year's level.
- The average selling price also increased to \$86,640 from \$84,905 last month. For three consecutive months, the new housing price index remained at 90.9 in August.

Edmonton

- Edmonton's housing starts fell 13% compared to the previous months to 186 units in September, and down 33% compared to September 1985.
- ° Total starts to date, however, still showed a 10% increase to 2,000 units compared to 1,811 in 1985. Both single and multiple family starts showed increases.
- O Housing under construction dropped 2% from the month before to 782 units. Inventory of newly completed and unoccupied units also decreased to only 162 units.
- ° In the resale market, the number of houses sold during the month increased to 774 units, but still 4% below last year's level.
- The average selling price last month was \$76,262, down from \$79,176 in August, but \$3,000 higher than the September 1985 average price. The new housing price index showed a slight increase to 86.0 in August.



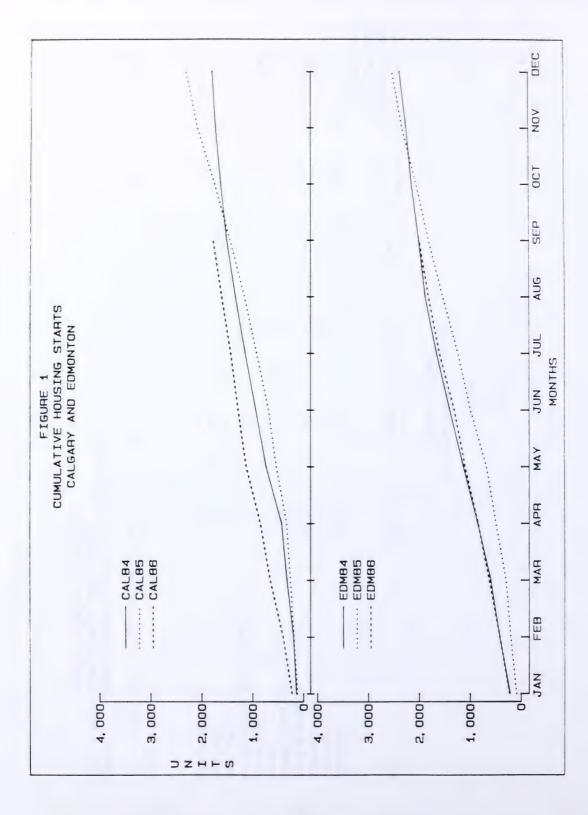
TABLE 1

SEP-86

HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGPES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEUUC LETHBRIDGE LLOYDMINSTER\ALTA. PART) MADICINE HAT RED DEER SPRUCE GROVE	153 184 2 2 16 0 15 5 14	16 0 0 0 0 0 0 0 0	000000000		169 186 2 2 16 0 15 5 25 0	740 733 796 716 7100 779 730 74
TOTAL	419	18	0	0	437	0 ħ_

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



SEP-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

CITY	SIN	SINGLES	SEA	SEMIS	RC	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	5 1 1 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
CALGARY	1440	1659	2	911	2	11	0	61	1447	1777	23
CAMROSE	20	23	0	0	0	0	0	0	20	23	15
EDMONTON M.A.	1707	1812	24	97	21	80	59	11	1811	2000	10
FORT MCMURRAY	175	20	0	2	0	0	44	12	219	34	_8 ₄
GRANDE PRAIRIE	116	140	2	0	0	0	0	0	118	140	19
LEDUC	21	16	0	0	0	5	0	0	21	21	0
LETHBRIDGE	69	136	8	9	0	0	18	11	95	153	61
LLOYDMINSTER(ALTA. PART)	74	51	0	2	0	0	87	14	161	19	_58
MEDICINE HAT	55	104	0	2	0	29	0	0	55	135	145
RED DEER	116	160	2	1	22	119	0	0	140	283	102
SPRUCE GROVE	26	38	0	0	0	0	0	0	26	38	94
TOTAL	3819	4159	38	159	48	244	208	109	4113	4671	14
PERCENT CHANGE BY TYPE		6		318		408		248		1.4	

SOURCE: CANADA MONTGAGE AND HOUSING COMPONATION PREPARED BY: ALBERTA NUNICIPAL AFFAIRS

HOUSING PLANKING SECRETARIAT

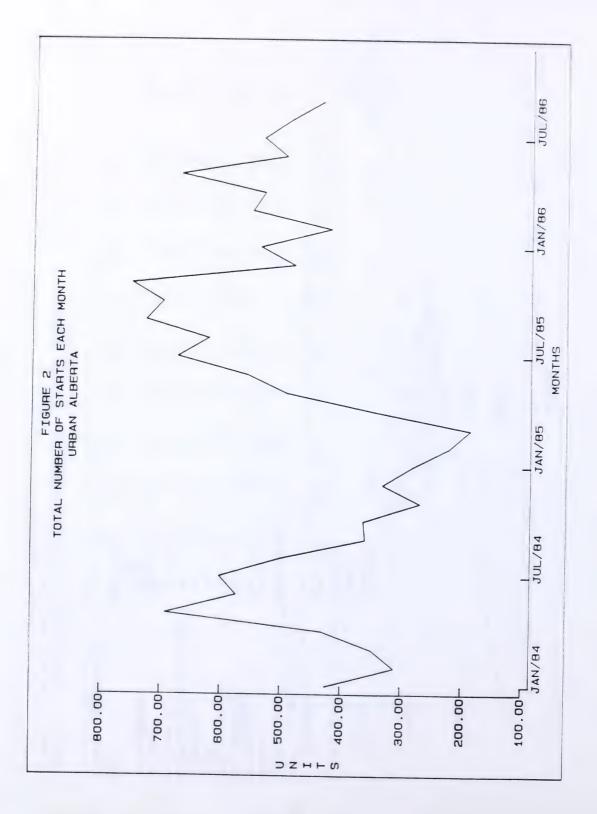


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
TATIVADV	282	538	91
JANUARY			
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	-11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699		
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	4671	

SOUNCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

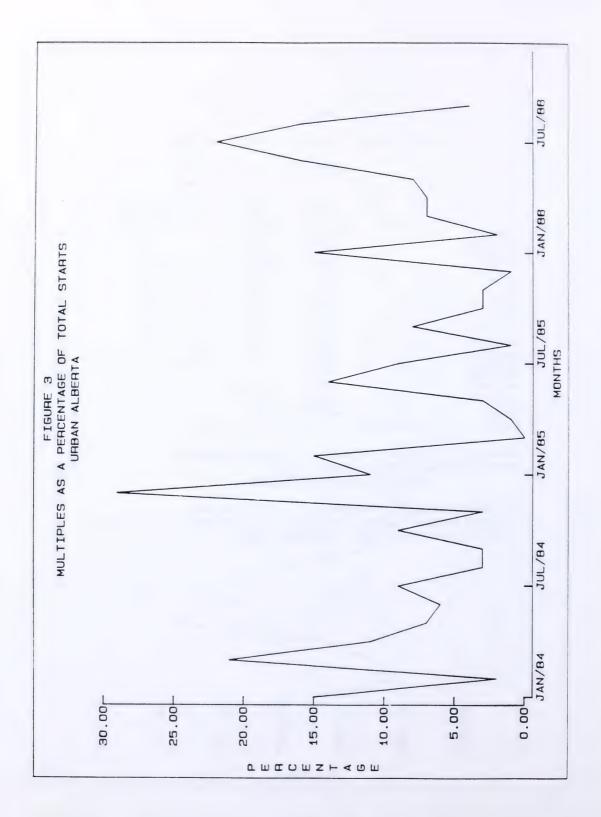


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985	-1986	

G	

	TOTAL	SINGLES	AULTI	KULTI AS A
				PERCENT OF TOTAL
JANJARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	C	0
APHIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
		1986		
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAIY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SLPTLMBER	437	419	18	4
OCTUBER				
NOVEMBER				
DECEMBER				
TOTAL	4671	4159	512	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

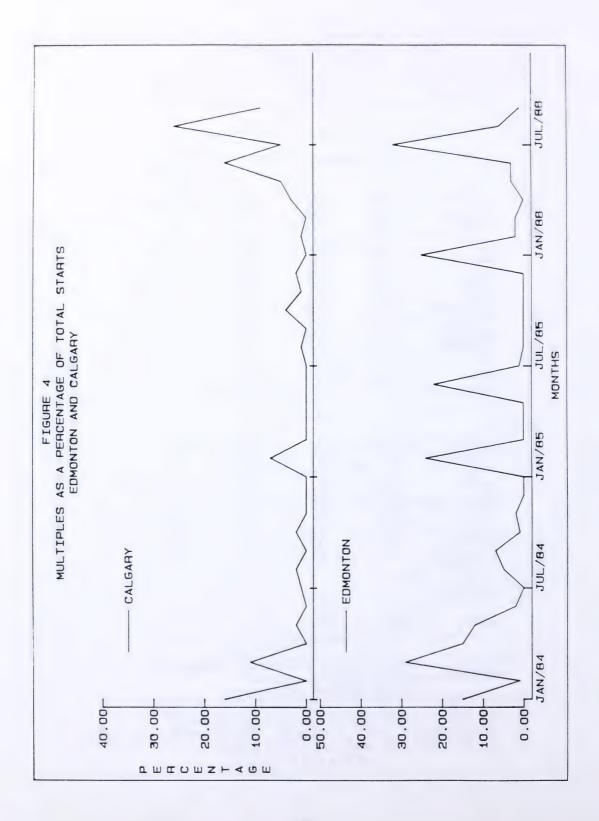
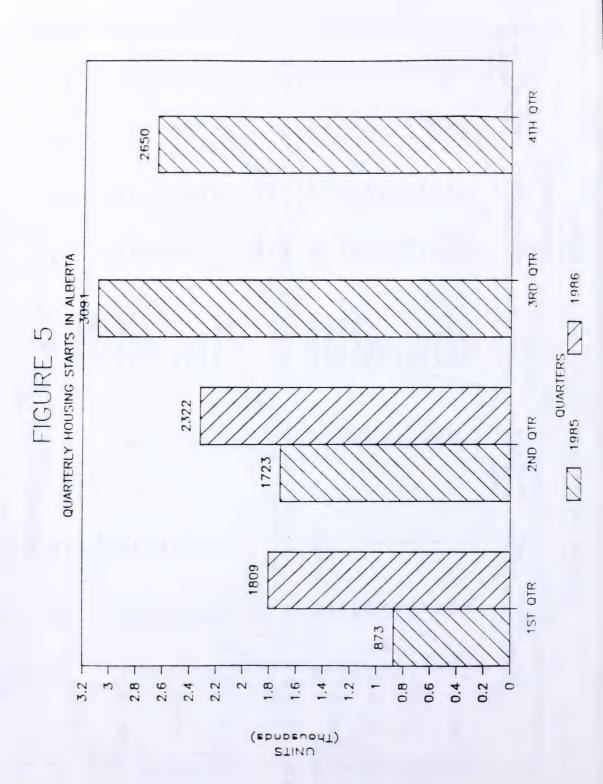


TABLE S
SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

		CALGARY	t.V.		1985	EDMON	EDMONTON (METRO)		
	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUAHY	118	118	0	0	JANUARY	06	06	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MAHCH	99	99	0	0	MARCH	90	06	0	0
APRIL	16	76	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	89	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST	243	241	2	1	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	17	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
	1 1 1	\$ 8 8 1 1	1 1 1	1 1 1 1		1 1 5	8 6 2 6	} † † 1	
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	†
		CALCARY	YY.	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1986	EDMON	EDMONTON (METRO)	1 3 9 1 1 1 9	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
JANUARY	225	225	0	0	JANUAKY	225	168	57	25
FEBRUARY	177	175	2	1	FEBRUARY	195	191	77	2
MARCH	251	251	0	0	MAKCH	207	203	⇉	2
APKIL	196	190	9	3	APRIL	222	221	1	0
MAY	278	263	15	5	MAY	252	244	8	3
JUNE	159	134	25	16	JUNE	212	206	9	3
JULY	146	138	80	5	JULY	288	195	93	32
AUGUST	176	130	94	26	AUGUST	213	200	13	9
SEPTEMBER	169	153	16	6	SEPTEMBER	186	184	2	1
OCTOBER					OCTOBER				
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
	1 1 1 1	1 1 1	1 1 1	1 1 1		1 1 1	1 1 1	8 6 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
TOTAL	1777	1659	118		TOTAL	2000	1812	188	
SOURCE:		CANADA MORTGAGE AND HOUST	AND HOUSING	CANADA MORTGAGE AND HOUSING CORPORATION ALRERTA MINICIPAL APPAIRS					
		HOUSING PLANNING SECRETARIAT	SECRETARIA	4T					

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QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

1985 - 1986

	1985	1986	CHANGE
FIRST QUARTER	873	1809	107
SECOND QUARTER	1723	2322	35
THIRD QUARTER	3091		
FOURTH QUARTER	2650		
	8 8 1 6	1 1 1 1	1 1
TOTAL	8337	4131	

SEP-86

HOUSING COMPLETIONS BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERGENT CHANGE OVER SAME MPH LAST YEAR
CALGARY CAMROSE EDMONTON M.A.	192 1 197	1 ¹ 4 0	000	0	206 1 203	_14 * -27
FORT MCMURRAY GRANDE PRAIRIE LEDUC	1 12 2	000	000	12 0 0	13 12 2	5.2 1.29 5.08
LETHBRIDGE LLOYDMINSTER(ALTA, PART) MEDICINE HAT RED DEEK	13	0000	00#0	0000	13.3.8.8.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.	50 50 60 60 60 60 60 60 60 60 60 60 60 60 60
SPRUCE GROVE	. 0) O	o O) O	0	_100
тотар	429	14	†	18	465	2.5

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIKS HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZEKO OR UNAVAILARRE

TABLE 8

SEP-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURKAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	621 15 670 670 8 43 3 77 17 17 17 17	20 27 27 00 00 00 00	11 0 0 0 0 5 25 52 0	81 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	733 15 782 8 43 8 90 10 13 55 110	24 80 15 15 7 33 6 6 75 75 139 21
TOTAL	1557	06	140	93	1880	_22

CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT SOURCE:

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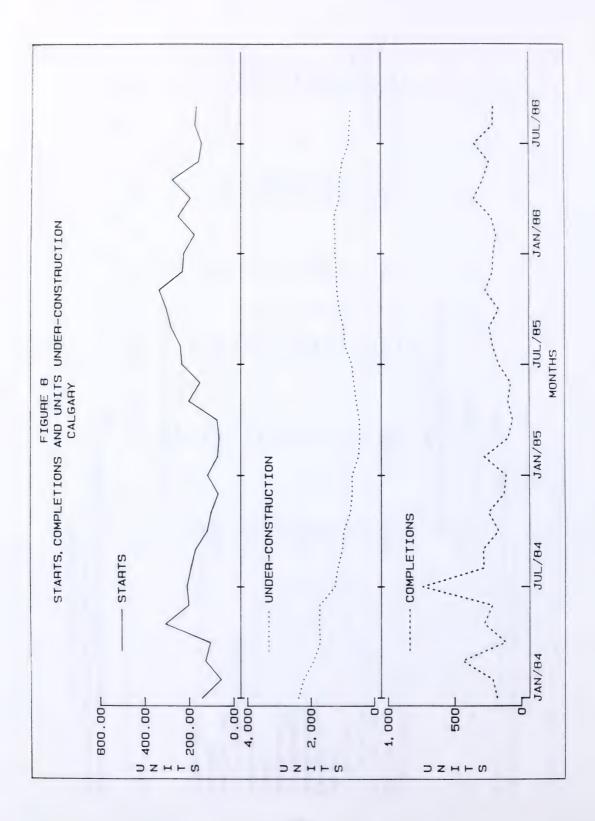


TABLE 9
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION
CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	495
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	645
JULY	234	169	711
JULI AUGUST	243	213	925
AUGUSI SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	11/2
	201	214	1103
		1986	
JANUARY	225	208	1231
FLBKUAKY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1098
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	77(
SEPTEMBER	169	206	733
OCTOBER			
NOVENBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

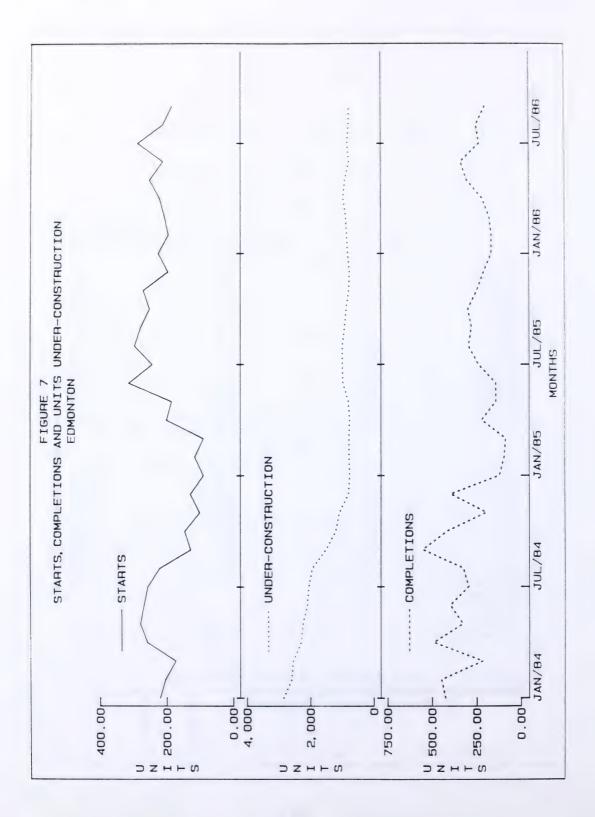


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY FLBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	90 116 90 200 185 313 243 296 278 251 270	122 95 87 222 141 143 240 296 278 298 248 210	769 787 796 768 811 983 999 998 923 873 790
		1986	
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECLMBER	225 195 207 222 252 212 288 213 186	167 166 178 217 304 339 235 251 203	823 855 886 966 912 787 836 797 782

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

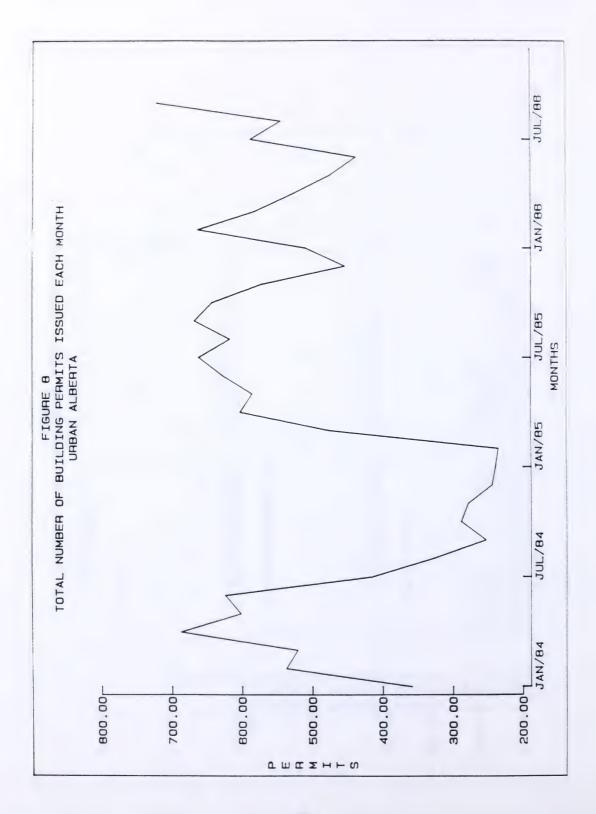


TABLE 11

3EP-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGPES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME WITH LAST YEAR
CALGARY CANGUSE EDWONTON M.A. FORT NCMUIRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) NED DEER SPRUCE GROVE	120 1 217 0 10 11 11 12 30	0 0 0 0 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	000000000000	266 0 0 0 0 0 0 0 0 0	388 388 221 0 0 10 11 11 31 42 2	93 -67 -111 -100 -29 -89 -90 -90 -333
TOTAL	419	16	13	274	722	8

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

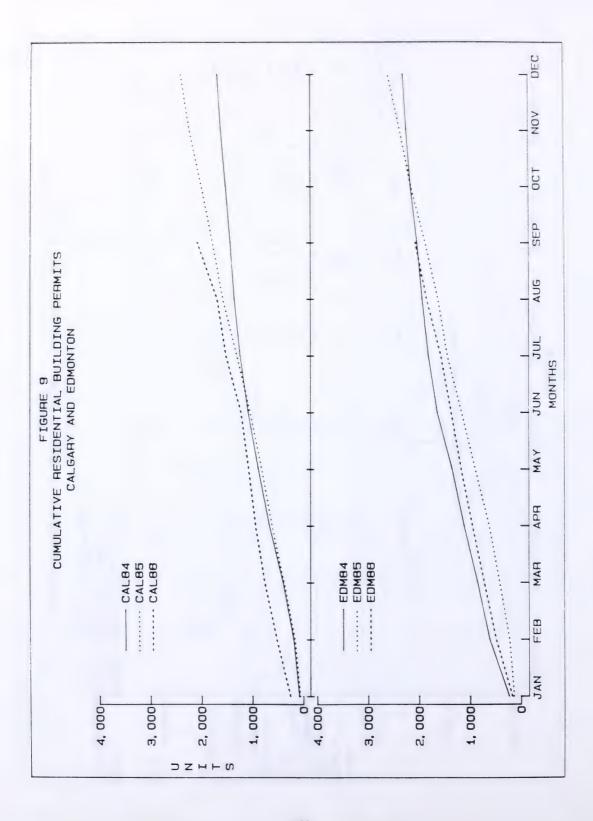


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPAKED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

1985 1986 1986 1985 1986 1986 1985 1986 1986 1985 1986		F.3	САБСАНУ	CAA	CAMHOSE	(METRO)	MONTON STRO)	FORT	RAY	GRAND	GKAND	LEDUC		тивк	IDGE	LETHBRIDGE LLOYDMIN. (ALTA.PART	MIN. PART)	MEDICINE HAT	CINE	RED	DEER	13	SPRUCE
JANNUARY 65 257 2 0 139 175 3 13 5 4 2 2 5 7 15 21 0 10 PEBRUARY 168 522 2 1 228 491 17 16 8 22 3 4 7 11 26 35 2 20 MARCH 383 759 4 3 419 722 33 18 16 34 7 11 26 33 43 5 62 20 34 7 41 15 28 48 10 7 13 48 10 17 10		1985	1986	1985	1986	1985	1986		1986	1985	1986				1			1985		1985	1986	1985	1986
FEBRUARY 168 522 2 1 228 491 17 16 8 22 3 4 7 11 26 35 2 2 MARCH 383 759 4 3 419 722 33 18 16 34 7 4 15 28 33 43 5 10 7 4 15 28 48 10 7 4 15 28 8 10 7 4 15 10 7 4	JANUARY	65	257	2	0	139	175	3	13	5	i ⇒	2	2	5	7	15	21	0	10	2	13	-	1
MARCH 383 759 4 3 419 722 33 18 16 34 7 4 15 28 33 43 5 6 APRIL 618 941 9 6 623 955 67 20 34 57 9 7 37 58 82 48 10 79 MAY 820 1077 11 8 896 1172 104 22 42 69 14 11 54 74 100 58 17 94 JUNE 1046 1226 13 23 61 18 16 17 72 10 17 94 19 95 14 11 54 14 11 54 14 11 54 14 11 54 14 11 54 14 11 54 14 11 54 14 11 44 54 11	FEBRUARY	168	522	2	4-4	228	491	17	16	8	22	3	#	7	11	26	35	2	20	11	45	2	
APRIL 618 941 9 6 623 955 67 20 34 57 9 7 37 58 82 48 10 79 MAY 820 1077 11 8 896 1172 104 22 42 69 14 11 54 74 100 58 17 9µ JUNE 1046 1226 13 10 156 137 25 81 10 19 19 72 104 131 68 25 104 JULX 1304 1521 18 16 1440 1568 157 25 81 100 19 19 7 104 13 42 115 113 11 72 104 13 14 17 17 17 17 17 17 17 17 17 17 17 17 17 17 17 17 17	MARCH	383	759	77	3	419	722	33	18	16	34	7	#	15	28	33	43	5	62	31	73	S	-
MAY 820 1077 11 8 96 1172 104 22 42 69 14 11 54 74 100 58 17 94 JUNE 1046 1226 13 10 1162 1367 137 23 61 88 16 17 72 104 131 68 25 104 JULX 1304 1521 18 16 1440 1568 157 25 81 100 19 19 87 129 154 72 104 131 68 25 104 AUGUST 1521 18 26 15 26 117 123 30 20 110 15 18 28 103 113 32 14 178 87 15 134 SEPTEMBER 1784 203 20 110 156 28 14 178 87 165 286 8	APRIL	618	941	9	9	623	955	67	20	34	57	6	7	37	58	82	84	10	79	59	97	9	15
JUNE 1046 1226 13 10 1162 1367 137 23 61 88 16 17 72 104 131 68 25 104 JULX 1304 1521 18 16 1440 1568 157 25 81 100 19 19 87 129 154 72 42 115 AUGUST 1583 1693 20 21 1621 1843 218 28 103 113 21 19 95 141 178 87 151 134 SEPTEMBER 1784 2007 20 20 10 15 16 15 16 16 17	MAY	820	1077	11	8	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	80	2
4 1521 18 16 1440 1568 157 25 81 100 19 19 87 129 154 72 42 115 3 1693 20 21 1621 1843 218 28 103 113 21 19 95 141 178 87 51 134 4 2081 23 22 1870 2064 244 28 117 123 30 20 110 156 286 98 70 165 3 27 2366 263 163 34 130 397 90 8 27 2604 269 165 37 402 97 97 17 27 2604 165 33 42 402 97 136 17 40 40 40 40 40 40 40 40 40 40 40 40	S JUNE	1046	1226	13	10	1162	1367	137	23	6.1	88	16	17	72	104	131	68	25	104	90	165	15	21
3 1693 20 21 1621 1843 218 28 103 113 21 19 95 141 178 87 51 134 4 2081 23 22 1870 2064 244 28 117 123 30 20 110 156 286 98 70 165 3 27 2366 263 163 34 130 397 94 8 27 2604 269 165 37 402 97 17 4 10 89 5 33 42 66 136 17 4 10 89 5 33 42 66 136 17 4 10 89 5 33 42 66 136 13 4 94 40 40 40 40 40 40 40 40 40 40 40	JULY	1304	1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	13	(1)
4 2081 23 22 1870 2064 244 28 117 123 30 20 110 156 286 98 70 165 3 26 2150 261 149 34 116 328 87 3 27 2366 263 165 37 130 397 94 8 27 2604 269 165 37 402 97 17 4 10 89 5 33 42 66 136 18 40 40 40 40 40 40 66 136 10 89 5 33 42 66 136 10 113 40 40 40 589 5932 586 70 176 1173 1756 2283 2758 3196 3784 474 5051 5932 5386 73	AUGUST	1583	1693	20	21	1621	1843	218	28	103	113	21	19	98	141	178	87	51	134	135	217	23	6
7 26 2150 261 149 34 116 328 87 3 27 2366 263 163 34 130 397 94 8 27 2604 269 165 37 137 402 97 17	SEPTEMBER	1784	2081	23	22	1870	2064	244	28	1117	123	30	20	110	156	286	98	70	165	156	253	26	3
3 27 2366 263 163 34 130 397 94 27 2604 269 165 37 137 402 97 136 27 2604 269 165 37 137 402 97 136 27 2604 269 165 37 137 402 97 136 2768 3430 4048 4716 5359 5932 6386 77 7784 7784 278 378 3784 47329 6057 70784 7784 7784 7784 7784 7784 7784 77	OCTOBER	2007		26		2150		261		149		34		116		328		87		172		23	
N FEB MAK APR MAY JUN JUL AUG SEP STREENT AUG SEN STREENT AUG SEN STREENT AUG AU	NOVEMBER	2243		27		2366		263		163		34		130		397		34		185		30	
17	DECEMBER	2418		27		2604		269		165		37		137		402		97		197		33	
70TAL JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC PERCENT 239 474 951 1554 2140 2768 3430 4048 4716 5359 5932 6386 510 1173 1756 2283 2758 3196 3784 4329 5051	PERCENT CH	ANGE	17		#		10				5		_33	1	42	\$ \$ \$	99_	1 1 1	136	1	99		35
233 474 351 1554 2140 2768 3430 4048 4716 5359 5932 0	YEAR	JAN	FEE		MK	APR	MAY	de		TAP	TOTAL		EP	OCT	NO		DEC	PERC	1	CHANGE			† 6 0
	1986	510	1173		56	2283	2758	319		1784	4329		16 51	5359	593.		386	7					

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

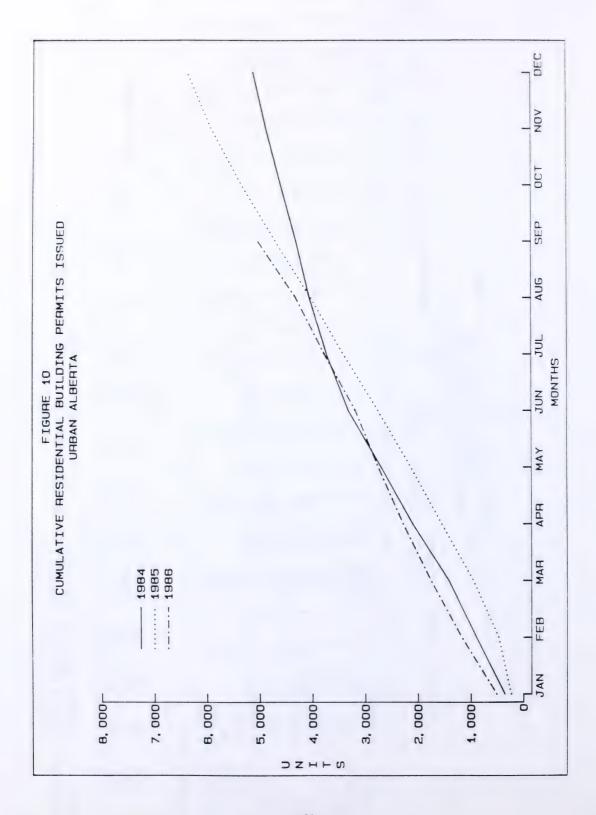


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

		1985	1986	PERCENT CHANGE
JANUAR	У	239	510	113
FEBRUA.	E. P	235	663	182
MARCH		477	583	22
APRIL		603	527	-13
MAY		586	475	- 19
JUNE		628	438	- 30
JULY		662	588	-11
AUGUST		618	545	-12
SEPTEM	BER	668	722	8
OCTOBE.	H	643		
NOVEMB	ER	573		
DECLMB	ER	454		
TOTAL		6386	5051	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

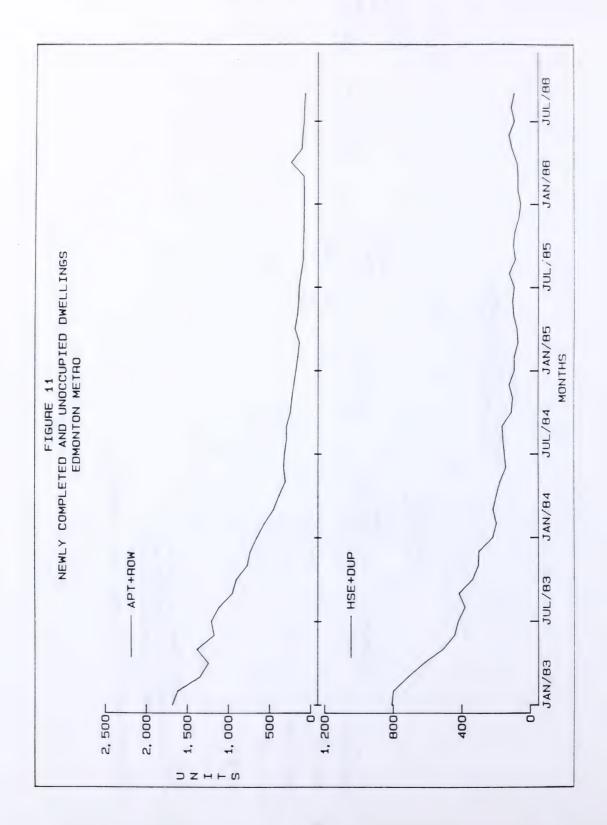


TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SI	SINGLES			MULTI		T(TOTAL	
		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE		YEAR 1	YEAR TO DATE
	SEPTEMBER-86	19861	PERCENT CHANGE 1986 OVER 1985	SEPTEMBER-86	1986	PERCENT CHANGE 1986 OVER 1985	SEPTEMBER-86	11 19861	PERCENT CHANGE 1986 OVER 198
BONNYVILLE	2	13	-79	0	126	126 168	2	139	29
COLD LAKE	6	29	09_	0	42	42 -73	က	71	69_
GRAND CENTRE	1	26	53	0	0	_100	1	26	-61
ELK POINT	0	3	-93	0	0	_100	0	3	-98
ST. PAUL	0	15	_29	2	5	*	2	20	5

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS BITHER ZERO OR UNAVAILABLE



EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

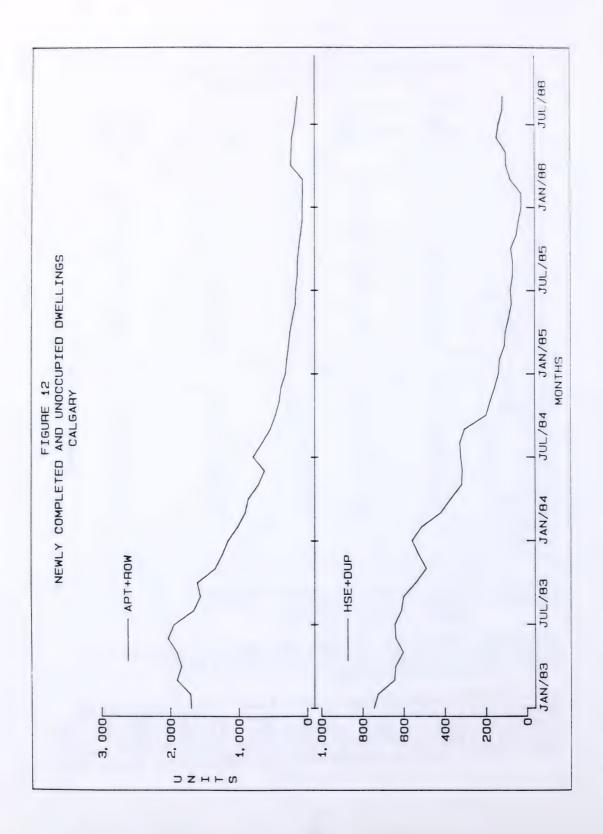
	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER NOVEMBER DECEMBER	93 93 72 78 98 10+ 94 124 89 100 100	184 161 143 195 165 151 146 121 94 93 87	277 254 215 273 263 255 240 245 183 193 187	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
			86		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	57 73 72 78 107 124 92 111 93	84 84 87 74 111 101 83 79 69	141 157 159 152 218 225 175 190 162	167 166 178 217 304 339 235 251 203	56 49 53 60 52 60 62 55

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

- *THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.
- **THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)



CALGARY NEWLY COMPLETED AND UNDOCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DuPlexes*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	137 132 108 103 87 74 79 69 68 78 50	322 302 276 255 218 176 172 148 146 127 100 75	459 434 384 358 305 250 251 217 214 205 150	115 277 101 65 101 79 169 213 239 167 269 214	30 41 28 20 34 35 40 53 53 46 68
		19	86		
JANUARY FEBRUARY MAKCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	26 27 80 101 103 147 137 118 116	74 70 70 242 236 227 190 167 146	100 97 150 343 339 374 327 285 262	208 187 224 353 287 240 350 210 206	69 66 53 32 46 35 55 47 47

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNCCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNCCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNCCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

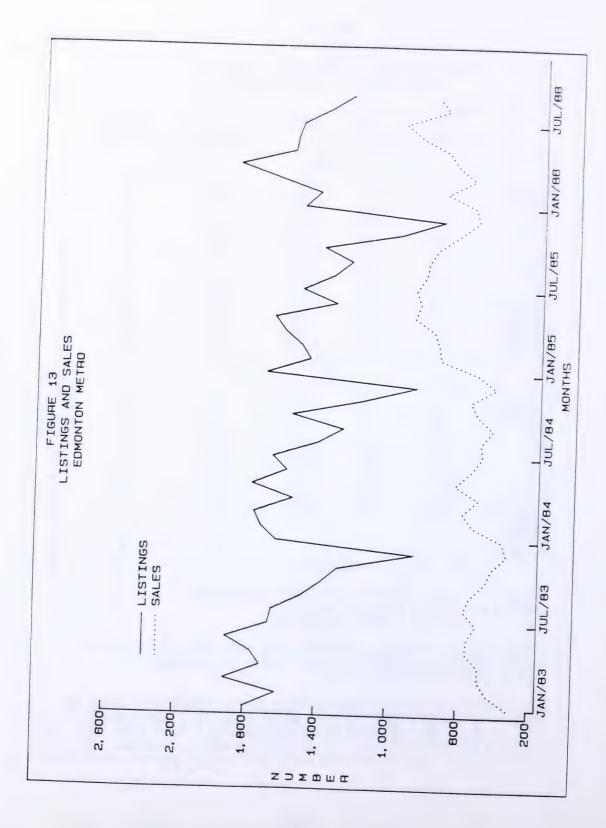


TABLE 17
RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	T TOTTUGO	04.7.7.0	D. T.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	8+6	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SLPTEMBER	1240	804	.65	73153
OCTUBER	1398	751	.54	69804
November	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1255	114	• 0 4	10202
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

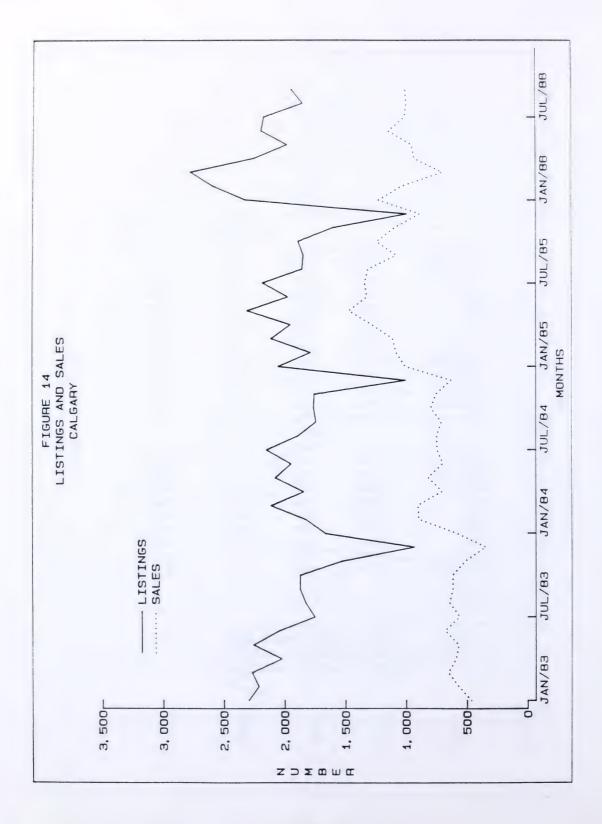


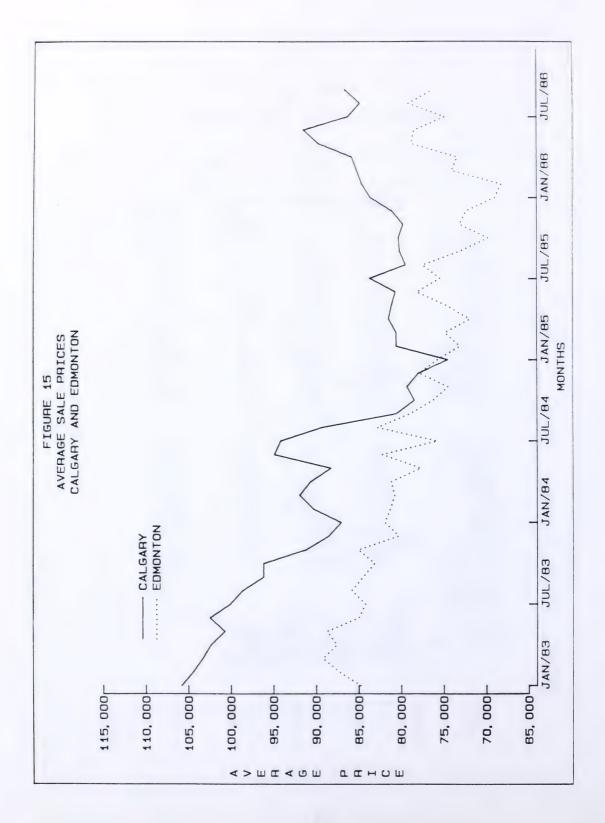
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	KATIU	AVERAGE
			OF SALES	SELLING
			TO DISTINGS	PHICE
JANUARY	2054	1011	.49	74550
FLBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER				
NOVEMBER				
DECEMBER				

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



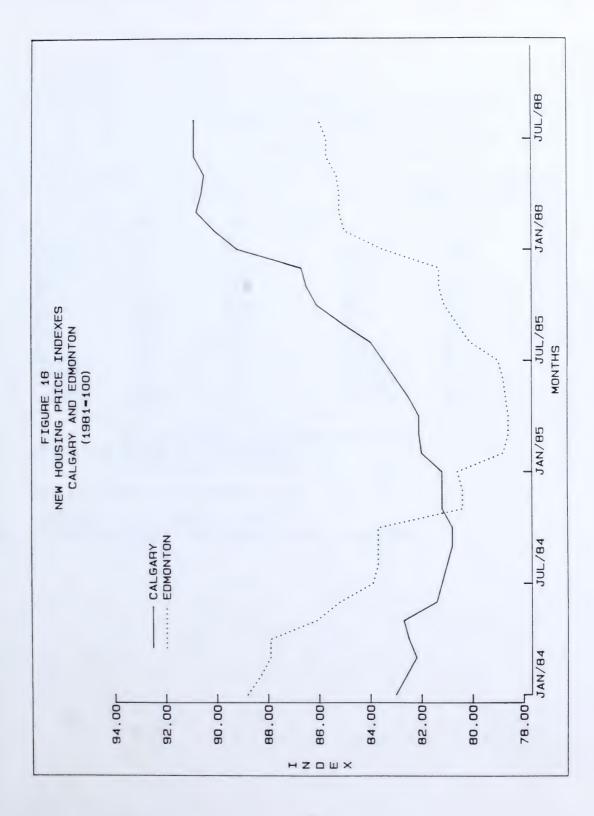




TABLE 19

NEW HOUSING PRICE INDICES*

1951=100

	С.	ALGARY**	ŁDA.	10NT0N***	
	1985	1986		1985	1980
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8 90.6 90.5 90.9	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5 85.0 85.2 85.2 85.3 85.7 86.0

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*}THE LAST FIGURE IS THE LATEST AVAILABLE

^{**}REPRESENTS SINGLE DETACHED HOUSES ONLY

^{***} HEPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



ALIEN

RESIDENTIAL CONSTRUCTION IN ALBERTA

OCTOBER 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

OCTOBER 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Alberta

o In the third quarter, housing starts dropped 32% to 2,112 units from 3,091 for 1985, the first time a year-to-year decrease has been recorded since the third quarter of 1985.

Urban Alberta

- ° For the fifth straight time this year, housing starts in October declined from last year to 512 units, a decrease of 27% from 699 units in October 1985.
- O However, total starts to date are still 8% higher than October 1985.
 Both singles and multiples were up 3% and 75% respectively.
- O Housing under construction in October decreased again from last month to 1,711 units, of which 18% or 306 were apartment units.
- ° The number of building permits issued in Urban Alberta dropped 30% over the same period last year to 452 units. Despite this, total building permits to date are still 3% ahead of last year's level.

Calgary

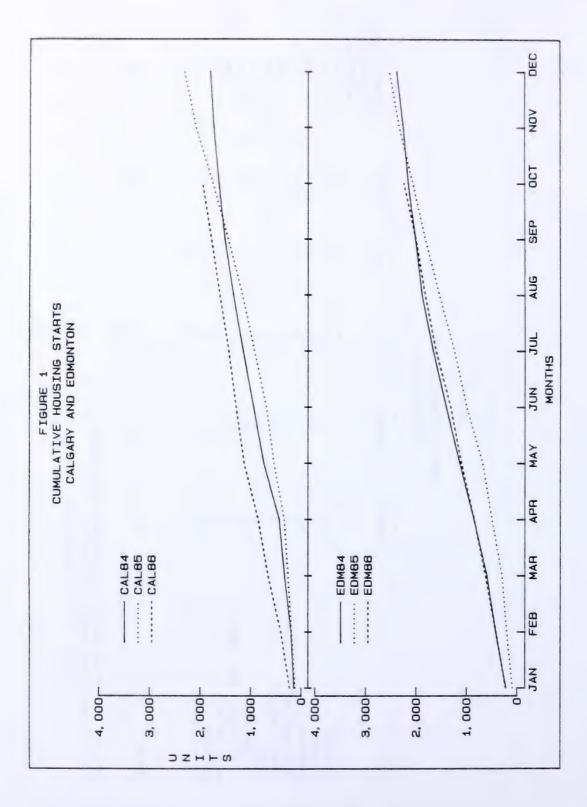
- ° Calgary's starts decrease again to 176 units last month, down 43% compared to the same month last year.
- Total starts for the year, however, increased by 12% to 1,953 units from 1,751 for 1985. Singles family starts increased by 5% while multiples jumped 650%.



- O Housing under construction decreased further to 681 units from 733 the month before. Inventory of newly completed and unoccupied housing also decreased to 253 units with a slight increase in the rate of absorption.
- ° Building permits dropped sharply to 139 units in October, a 38% decrease from the same period last year.
- ° In the resale housing market, the number of houses sold dropped 24% over October 1985 to 947 units. The ratio of sales to listings also dropped to .51 compared to .66 last year.
- The average selling price also decreased to \$85,695 from \$86,640 last month. For the first time in three months, the new housing price index showed a marginal increase to 91.0 in September.

Edmonton

- ° Edmonton's 238 starts last month were 5% lower than October 1985.
- ° Total starts to date, however, rose by 9% to 2,238 units compared to 2,062 in 1985.
- Housing under construction fell 9% from the month before to 711 units. However, inventory of newly completed and unoccupied units increased slightly to 165 units while the rate of absorption reached a yearly high of 65%.
- ° In the resale market, the number of houses sold dropped 16% over the same month last year to 631 units.
- The average selling price also dropped to \$73,690 from \$76,262 last month. The new housing price index increased marginally to 86.1 in September.



0CT-86

JANUARY TO DATE HOUSING STARTS COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

cITY	SIN	SINGLES	SE	SEMIS	R	ROW		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
CALGARY	1733	1818	9	94	2	28	7	61	1751	1953	12
CAMIKOSE	21	24	0	0	0	0	0	0	21	24	14
EUMONTON M.A.	1958	2046	24	101	21	80	69	11	2062	2238	6
FORT MCMURRAY	200	20	0	2	0	0	1111	12	244	34	_86
CHANDE PRAIRIE	132	149	2	0	0	0	0	0	134	149	11
LEDUC	26	17	0	0	#	2	0	0	30	22	_27
LETHBRIDGE	90	154	8	9	0	0	18	11	116	171	47
LLOYDMINSTER(ALTA. PART)	103	54	0	2	0	0	87	14	190	70	_63
MEDICINE HAT	73	117	0	9	0	29	0	0	73	152	108
RED DEER	134	194	2	8	27	119	0	8	163	329	102
SPRUCE GROVE	28	41	0	0	0	0	0	0	28	41	94
TOTAL PERCENT CHANGE BY TYPE	8644	4634	42	171	57	261 358	215	117 _46	4812	5183	Φ
								1 1 1 1 1	1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

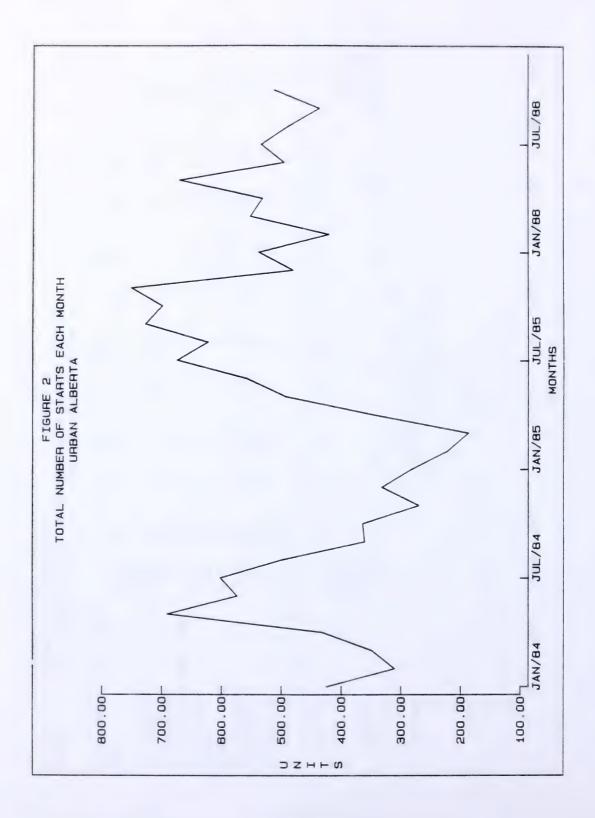


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	11
JULY	674	534	_21
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699	512	-27
NOVEMBER	751		
DECEMBER	481		
TOTAL	6044	5183	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

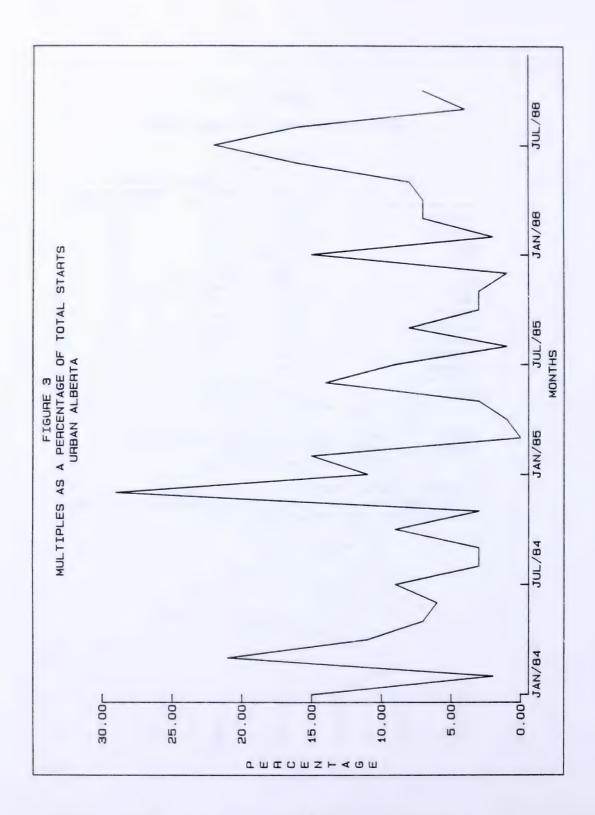


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

4	9	O	c		4	0	0	
1	Э.	O	Э	-	Τ	J	0	С

	TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	4	1
TOTAL	6044	5701	343	6
		1986		
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER NOVEMBER DECEMBER	512	475	37	7

CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

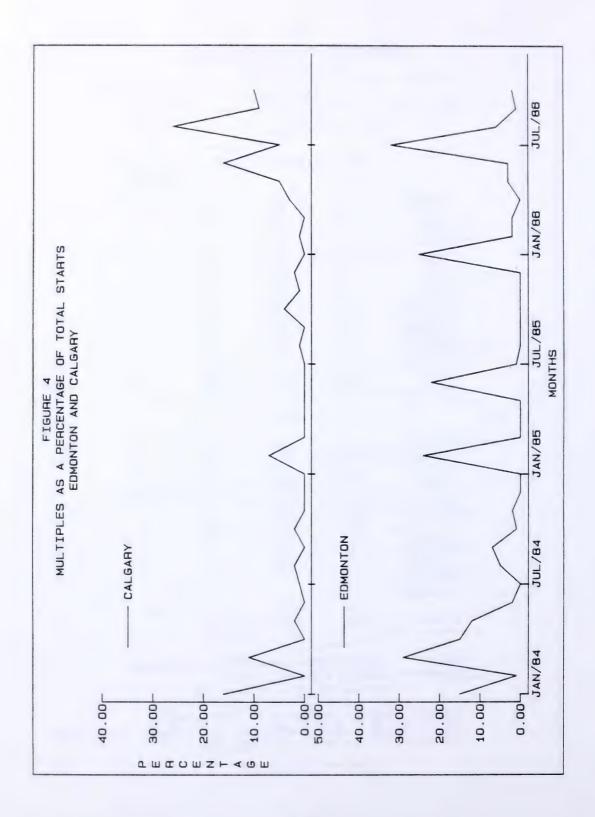
5183 4634

5183

TOTAL

549

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

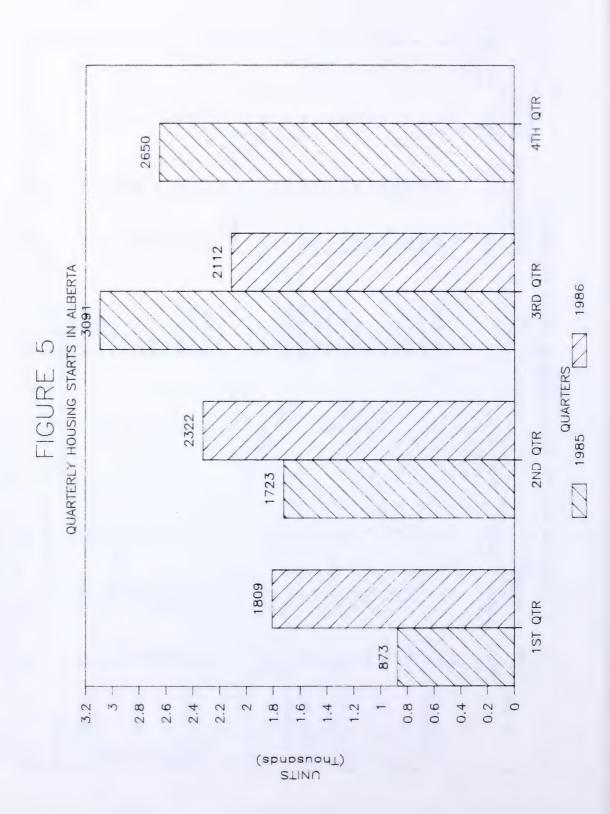


SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON TABLE 5

		CALGARY	έΥ	1985		EDMON	EDMONTON (METRO)		
	TOTAL	SINGTES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JANUAHY	118	118	0	0	JANUARY	06	06	0	0
FEBRUARY	73	68	5	7	FEBRUARY	116	88	28	24
MARCH	99	99	0	0	MARCH	90	90	0	0
APRIL	16	16	0	0	APRIL	200	200	0	0
MAY	202	202	0	0	MAY	185	185	0	0
JUNE	152	152	0	0	JUNE	313	245	68	22
JULY	234	234	0	0	JULY	243	241	2	1
AUGUST	243	241	2	7	AUGUST	296	290	9	2
SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
OCTOBER	304	293	11	77	OCTOBER	251	251	0	0
NOVEMBER	336	334	2	Τ.	NOVEMBER	270	270	0	0
DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
	1 1	1 1 1	\$ \$ \$ \$	1 1 1		1 1 1	1 1 1	1 1	8 8 8 8
TOTAL	2318	2294	24	1	TOTAL	2528	2424	104	#
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CALGARY	7.7	1986	9 4 5 8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	EDMON	EDMONTON (METRO)		8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
JANUARY	225	225	0		JANUARY	225	168	57	25
FEBRUARY	177	175	2		FEBRUARY	195	191	#	2
MAKCH	251	251	0	0	MARCH	207	203	4	2
APRIL	196	190	9	8	APRIL	222	221	1	0
MAY	278	263	15	5	MAY	252	244	80	က
JUNE	159	134	25	16	JUNE	212	206	9	8
JULY	146	138	30	5	JULY	288	195	93	32
AUGUST	176	130	94	26	AUGUST	213	200	13	9
SEPTEMBER	169	153	16	6	SEPTEMBER	186	184	2	Τ
OCTOBER	176	159	17	10	OCTOBER	238	234	†1	2
NOVEMBER					NOVEMBER				
DECEMBER					DECEMBER				
	8 8 9 9		1 1 1			1 1 1			
TOTAL	1953	1818	135		TOTAL	2238	2046	192	
COMPON.	CAMADA	ANADAGON ACTAINA	MID HOUSTAN	AND HOUSTING CORPORATION	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 0 0 0 0 0 0 0 0

- 11 -

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



QUARTEKLY HOUSING STARTS IN ALBERTA ALL AREAS

1985 - 1986

1986 PERCENT CHANGE	1809 2322 35 2112 32	13
1985	873 1723 3091 2650	CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT
	FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER	TOTAL SOURCE: CANADA ME PREPARED BY: ALBERTA I HOUSING

TABLE 7

0CT-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

						LAST YEAR
CALGARY	222	9	0	0	228	37
CAMROSE	9	0	0	0	9	100
EDMONTON M.A.	299	#	#	0	307	8
FORT MCMURRAY	1	0	0	0	1	16_
GRANDE PRAIRIE	19	0	0	0	19	9
LEDUC	3	0	0	0	3	_25
LETHBRIDGE	36	0	0	0	36	24
LLOYDMINSTER(ALTA. PART)	10	0	0	0	10	_80
MEDICINE HAT	#	0	0	0	#	06
KED DEER	23	0	04	0	63	142
SPRUCE GROVE	2	0	0	0	2	71
TOTAL	625	10	ተተ	0	6.19	ч

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

0CT-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

					1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
CLTY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGAKY	558	14	28	81	681	38
CAMKOSE	10	0	0	0	10	-86
EDMONTON M.A.	603	11.9	43	1	711	19
FORT MCMURRAY	5	2	0	0	7	_91
GRANDE PRAIRIE	33	0	0	0	33	_25
TEDUC	1	0	5	0	9	545
LETHBRIDGE	59	2	0	11	72	9
LLOYDMINSTER(ALTA. PART)	10	2	0	0	12	-79
MEDICINE HAT	39	17	25	0	68	15
RED DEER	69	1	12	89	93	116
SPRUCE GROVE	18	0	0	0	18	100
TOTAL	1405	92	113	101	1711	_30
	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		* * * * * * * * * * * * * * * * * * *

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

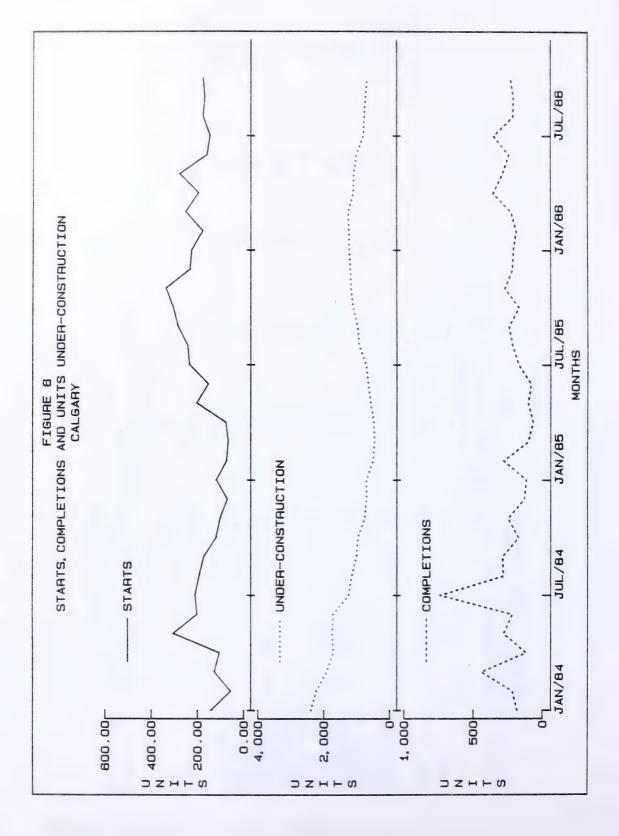


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
TANUARY	118	115	703
FEBRUARY	73	277	49"
MA RCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	64*
JULY	234	169	71:
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	110
NOVEMBER	336	269	117:
December	231	214	1189
		1986	
JANUARY	225	208	123:
FEBRUARY	177	187	123
MA RCH	251	224	125
APRIL	196	353	109
MAY	278	287	108
JUNE	159	240	100
JULY	146	350	79
AUGUST	176	210	77
SEPTEMBER	169	206	73
OCTOBER NOVEMBER	176	228	68

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

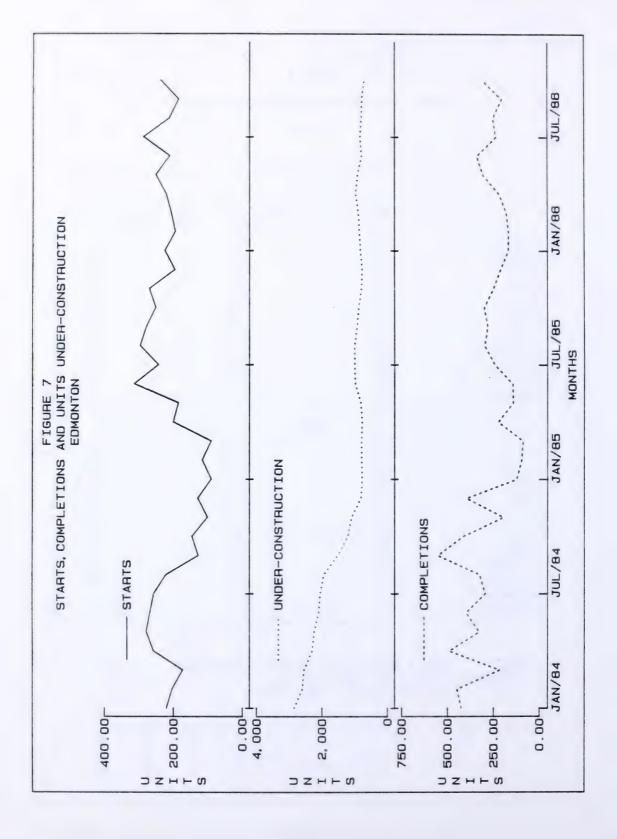


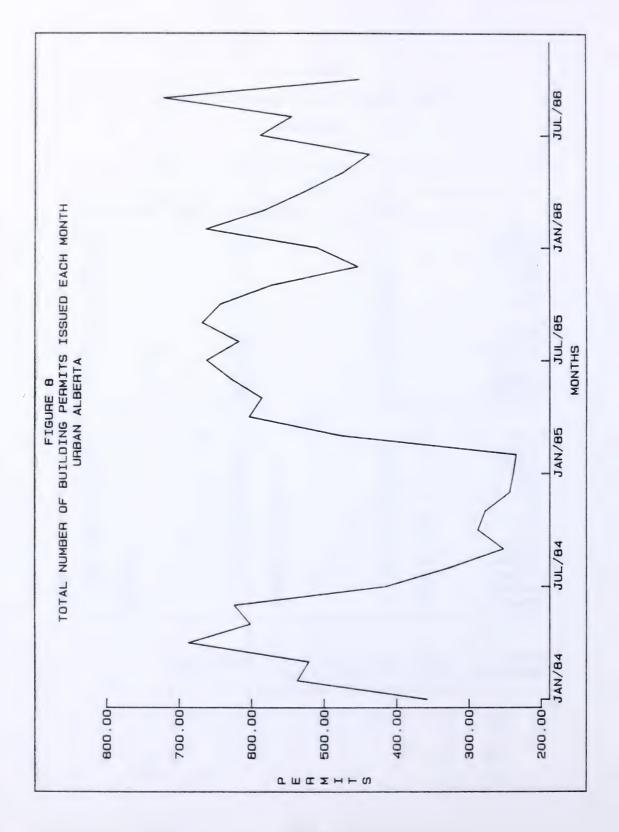
TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
TANIIADV	00	400	7.0
JANUARY FEBRUARY	90 116	122 95	769 787
MARCH	90	87	787 790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER			
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



0CT-86

RESIDENTIAL BUILDING PERMITS
URBAN ALBERTA

CALCARY CALCARY 126 13 0 0 139 38 CAMKOSE 3 0 0 0 3 0 CAMKOSE 3 0 0 0 3 26 EDWONTON M.A. 195 0 0 0 0 100 26 EDWONTON MAT 14 0 0 0 0 14 56 CHANNE PRAINIE 14 0 0 0 14 56 LEDUC 3 0 0 0 14 56 LLOYDMINSTEKIALATA. PART 24 0 0 24 143 AED DEER 12 0 0 0 12 24 143 SPRUCE GROVE 3 0 0 0 19 19 19 TOTAL 417 13 20 2 452 30	CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME NTH LAST YEAR
417 13 20 2 452	CALGAKY CAMKOSE EUMONTON M.A. FORT MCMURHAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTEK(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	126 3 195 0 14 3 18 12 12 19 3	000000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	000000000	139 207 207 0 14 3 28 24 12 19	38 -26 -26 -25 -43 -43 -43 -19
	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	417	13	20	2	452	_30

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

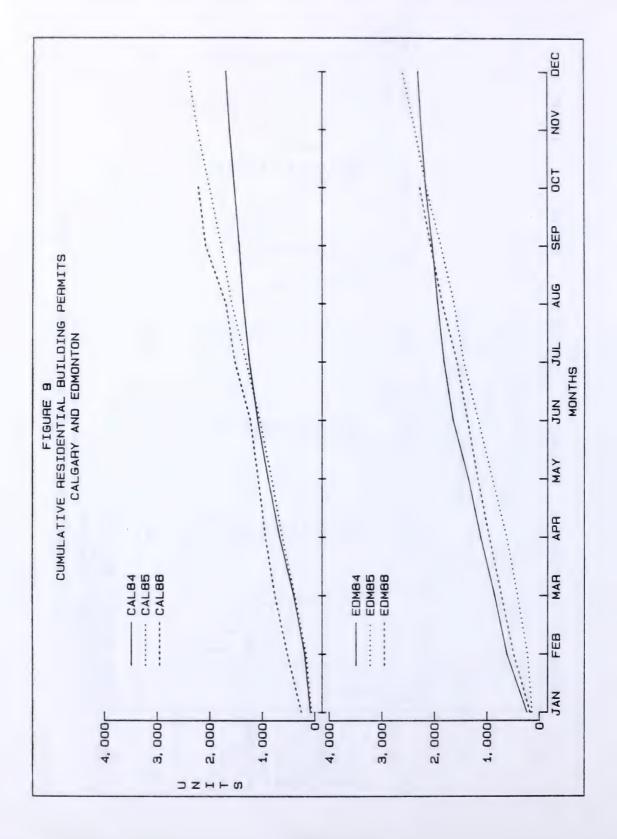


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPAKED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY		CAMROSE	EDMONTO (METRO)	MONTON ETRO)	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND RIE	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA.PAR	IDGE 1	LLOYDMIN. ALTA.PART	HIN.	MEDICINE HAT	INE	RED L	DEER	SPI	SPRUCE
2 5 5 5 6 8 9 9 9	1985	1986	1986 1985 1986	1986	1985	1986	1985	1986	1985	1986	1985	1986 1	1985 1	1986 1	1985 1	1986 1	1985 1	1986 1	1985 1	1986	1985	1986
JANUARY	ì	257	2	0	139	175	8	13	5	#	2	2	5	7	15	21	0	10	2	19	4	2
FEBRUARY	168	522	2	1	228	491	17	16	80	22	3	#	7	11	56	35	2	20	11	45	2	9
MARCH		759	#	9	419	722	33	18	16	34	7	#	15	28	33	43	2	62	31	73	2	10
APRIL		941	6	9	623	955	67	20	34	57	6	7	37	28	82	84	10	79	59	97	9	15
MAY		1077	11	89	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	8	21
JUNE		1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	89	25	104	90	165	15	24
JULY		1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST		1693	20	21	1621	1843	218	28	103	113	21	19	95	141	178	87	51	134	135	217	23	33
SEPTEMBER		2081	23	22	1870	2064	244	28	117	123	30	20	110	156	286	98	70	165	156	259	26	35
OCTOBER		2220	26	25	2150	2271	261	28	149	137	34	23	116	184	328	122	87	177	172	278	29	38
NOVEMBER			27		2366		263		163		34		130		397		94		185		30	
DECEMBER			27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	ANGE	11		. ⇒		9		68		æ		_32		59		63	9 9	103		62	1	31
YEAR 1985 1986	JAN 239 510	FEB 474 1173		MAR 951 1756	APR 1554 2283	MAY 2140 2758	JUN 2768 3196		JUL 3430 3784	TOTAL AUG 4048 4329	SEP 4716 5051	-, -,	OCT 5359 5503	NOV 5932	Ψ.	DEC 3386	PERCENT 3		CHANGE			

ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT SOURCE:

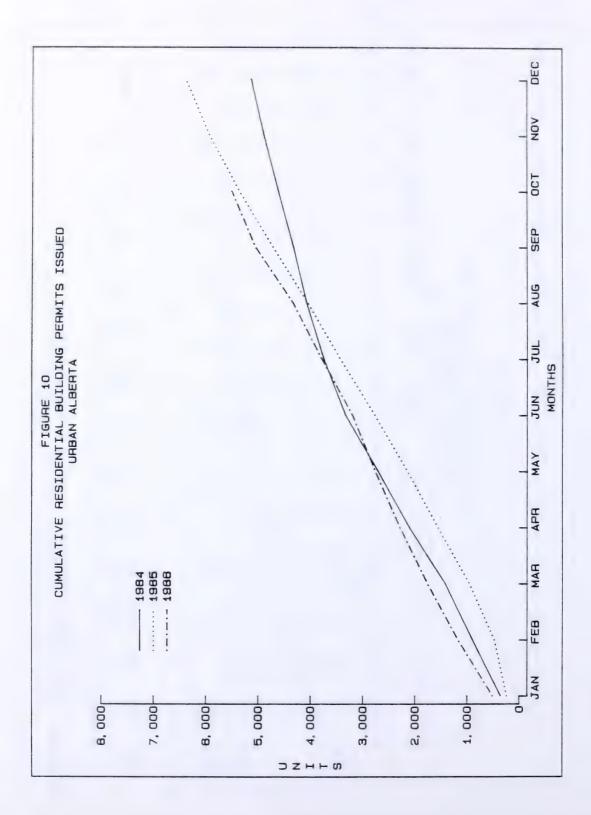


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED

IN URBAN* ALBERTA (NUMBER OF UNITS) 1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- ₁₃
MAY	586	475	19
JUNE	628	438	- 30
JULY	662	588	-11
AUGUST	618	545	12
SEPTEMBER	668	722	8
OCTOBER	643	452	-30
NOVEMBER	573		
DECEMBER	454		
			~ ~ ~ ~ ~ ~
TOTAL	6386	5503	

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	SI	SINGLES	8 8 8 8 8 8 8 8	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MULTI),L	TOTAL	
		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE
	OCTOBER-86		PERCENT CHANGE OVER 1985	OCTOBER-86	1986	PERCENT CHANGE 1986 OVER 1985	OCTOBER-86	1986	PERCENT CHANGE OVER 1985
BONNYVILLE	0	13	7.9	0	126	126 168	0	139	26
COLD LAKE	2	31	_62	0	42	_73	2	73	69_
GRAND CENTRE	0	26	53	0	0	_100	0	26	19_
ELK POINT	0	9	ħ6_	0	0	_100	0	8	-98
ST. PAUL	0	15	_35	0	5	*	0	20	_13
		† 			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6 2 3 8 9 9 9		1	1 1 2 1 5 8

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPAKED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

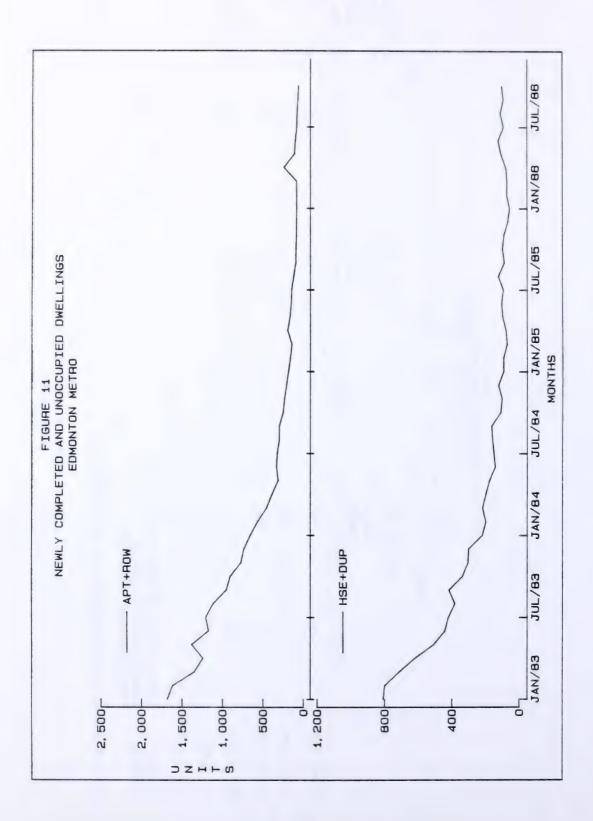


TABLE 15

EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENI
		198	85		
JANUARY	93	184	277	122	39
FEBRUARY	93	161	254	95	32
MARCH	72	143	215	87	37
APRIL	78	195	273	222	38
MAY	98	165	263	141	36
JUNE	104	151	255	143	37
JULY	94	146	240	240	52
AUGUST	124	121	245	296	54
SEPTEMBER	89	94	183	278	65
OCTOBER	100	93	193	298	60
NOVEMBER	100	87	187	248	58
DECEMBER	68	85	153	210	61
		19	86	*******	
JANUARY	57	84	141	167	56
FEBRUARY	73	84	157	166	49
MARCH	72	87	159	178	53
APRIL	78	74	152	217	60
MAY	107	111	218	304	52
JUNE	124	101	225	339	60
JULY	92	83	175	235	62
AUGUST	111	79	190	251	55
SEPTEMBER	93	69	162	203	59
OCTOBER NOVEMBER DECEMBER	103	62	165	307	65

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

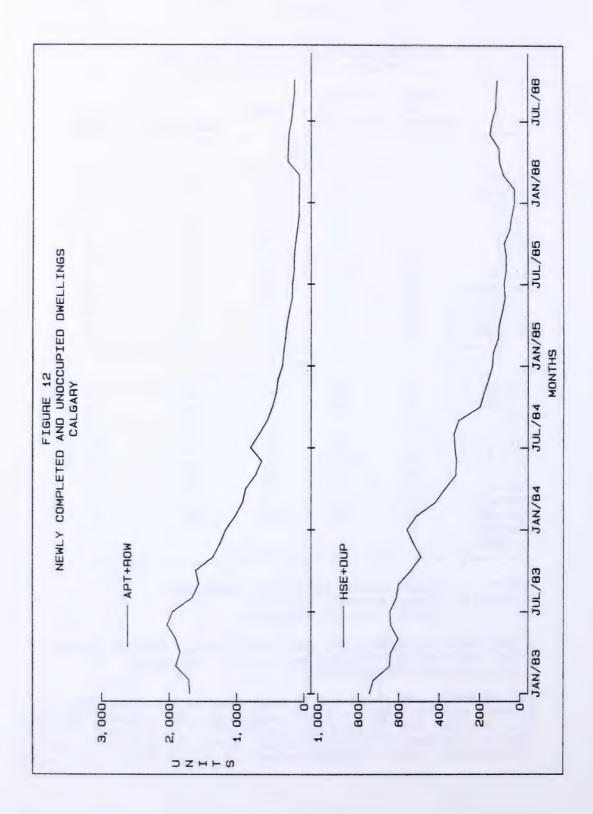


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	34
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
		19	86		
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MA RCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY	137	190	327	350	55
AUGUST	118	167	285	210	47
SEPTEMBER	116	146	252	206	47
OCTOBER	111	142	253	228	48
NOVEMBER DECEMBER					

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

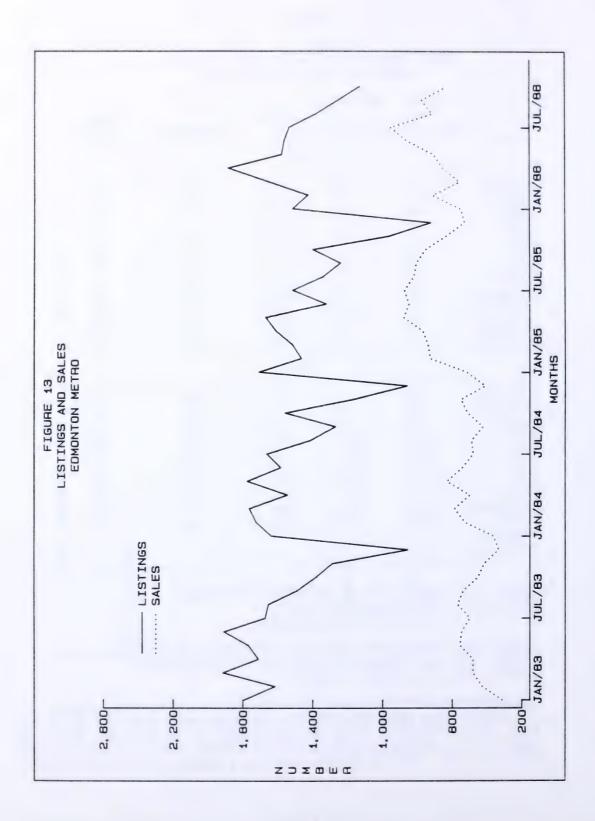


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175 .
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER				
DECEMBER				

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

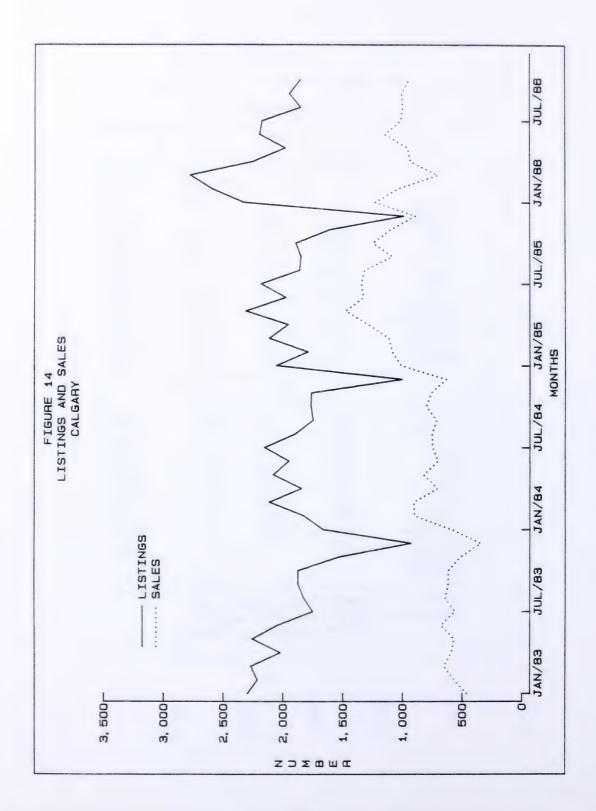


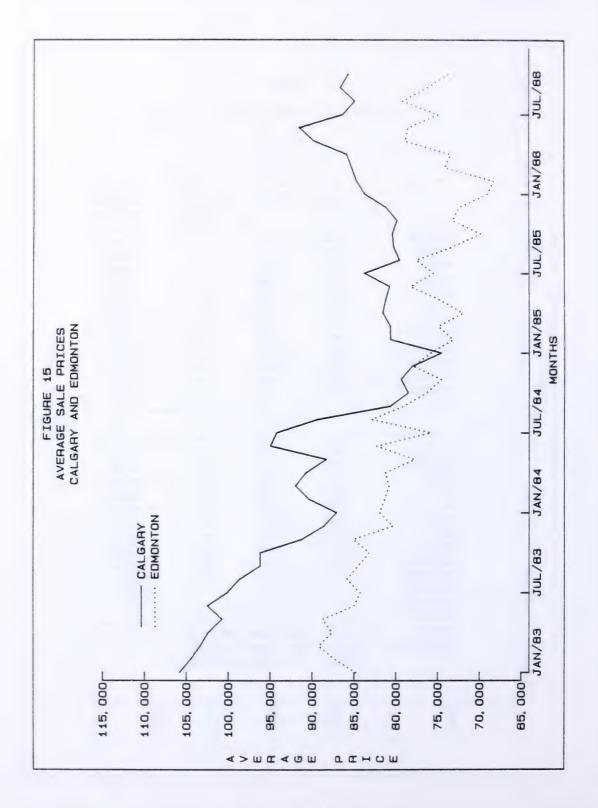
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	2054 1792 2114 1957 2311 1977 2184 1860 1849 1892 1606 992	1011 1087 1114 1286 1475 1326 1344 1317 1083 1245 1096 890	.49 .61 .53 .66 .64 .67 .62 .71 .59 .66	74550 80635 80635 80658 81537 81195 80730 83752 79535 80235 80370 79815 81154
DECEMBER		1986		01104
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	2331 2597 2779 2255 1982 2196 2175 1854 1945 1858	1229 1038 702 933 956 1147 1013 997 1006 947	.53 .40 .25 .41 .48 .52 .47 .54 .52	83691 84681 85268 85863 89804 91524 86305 84905 86640 85695
SOURCE:	CALGARY	REAL E.	STATE BOARD	

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



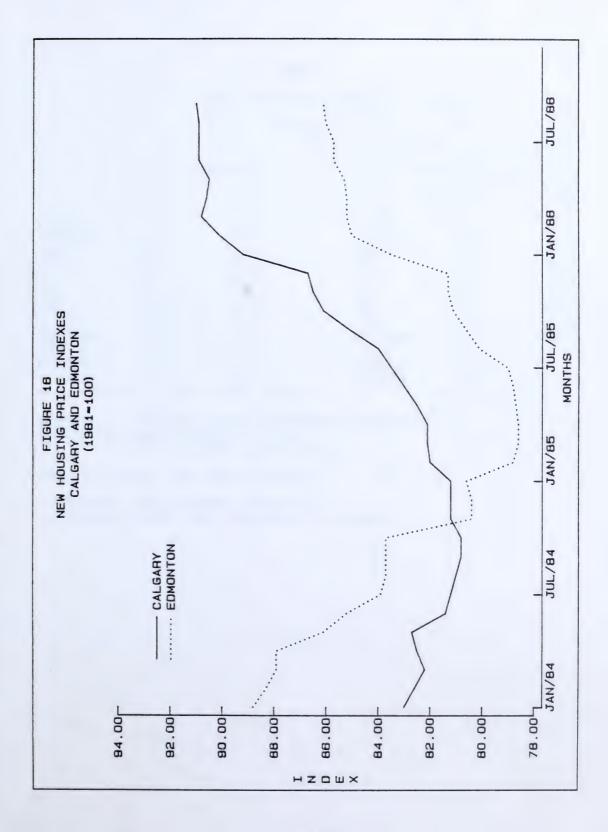




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	CA	ALGARY**	EDM	ONTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5	89.2 90.1 90.8 90.6 90.5 90.9 90.9 90.9	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3 81.3	83.5 85.0 85.2 85.2 85.3 85.7 86.0 86.1

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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HOUSING PLANNING SECRETARIAT

^{*}THE LAST FIGURE IS THE LATEST AVAILABLE

^{**}REPRESENTS SINGLE DETACHED HOUSES ONLY

^{***}REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



JAN 1 6 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

NOVEMBER 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

OCTOBER 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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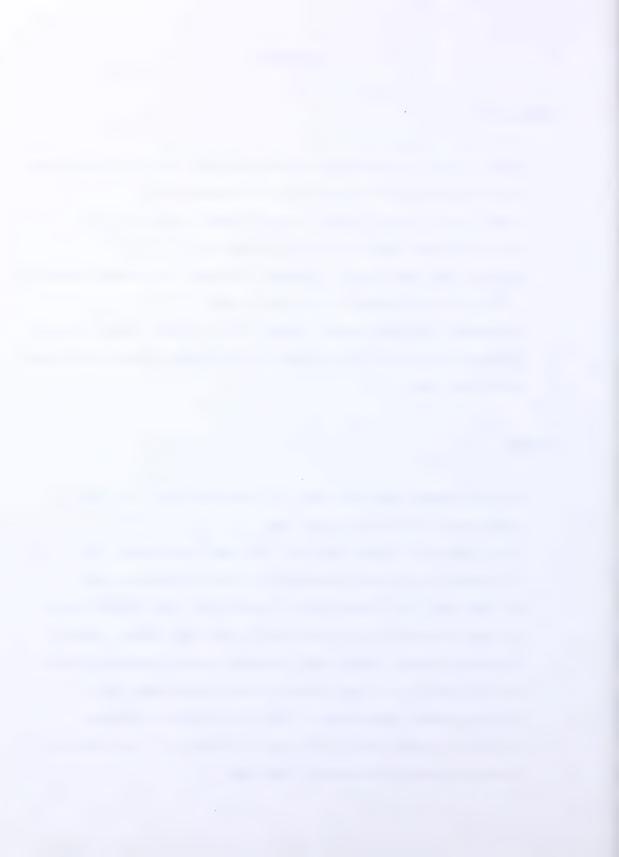
Highlights

Urban Alberta

- O Housing starts in November continued to decrease from the preceding year to 565 units, down 25% from 751 units in November 1985.
- Total starts to date, however, are up 3% over the previous year.
 Multiples jumped 108% while singles dropped 3%.
- Housing under construction in November increased from the month before to 1,784 units, but 28% behind last year's levels.
- The number of building permits issued in Urban Alberta jumped 35% from October to 603 units; this represents a 5% increase compared to the same period last year.

Calgary

- ° Calgary's starts rose 63% to 286 units last month, but fell 15% in comparison with 336 units a year ago.
- Total starts for the year are still 7% higher than November 1985. This is due entirly to sharp increases (by 1,145%) in multiple units.
- ° For the first time in many months, housing under construction showed an upward movement to 721 units from 681 the month before. However, inventory of newly completed and unoccupied housing decreased marginally to 251 units with a slight increase in the rate of absorption.
- Building permits jumped sharply (176%) to 383 units in November.
 Multiples accounted for 71% (271 units) of the total. Total building
 permits to date are 16% ahead of last year.



- ° In the resale market, only 730 houses were sold during the month, down 33% over November 1985.
- On However, the average selling price increased to \$87,658 from \$85,695 the month before. The new housing price index also showed a slight increase to 91.1 in October.

Edmonton

- Edmonton's housing starts continued to decline last month to 193 units, down 29% compared to the same month last year.
- ° Total starts to date, however, still showed a 4% increase to 2,431 compared to 2,332 in 1985.
- Despite the recent decreases in starts, housing under construction increased 4% from the month before to 736 units. However, inventory of newly completed and unoccupied units dropped to 147 units with the rate of absorption also dropped to 56% compared to 65% in October.
- Resale housing market activities fell again last month with only 496 units sold, so far the lowest level since December 1984.
- ° The average selling price continued to drop to \$72,275 from \$73,690 last month while the new housing price index increased marginally to 86.2 in October.



TABLE 1

98-10N

HOUSING STARTS BY TYPE UKBAN ALBERTA

CITY	SINGDES	SFWIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMGOSE EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LEUUR LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	172 179 0 12 2 16 1 1 1 18	10 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	101 0000000000000000000000000000000000	286 193 193 0 0 12 2 2 2 2 2 2 2 2 2 1 1 2 1 1 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 2 1 1 1 1 2 1	_15 _78 _29 _100 _37 _60 _160 _97 _22 _29
TOTAL	410	18	33	104	565	_25

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

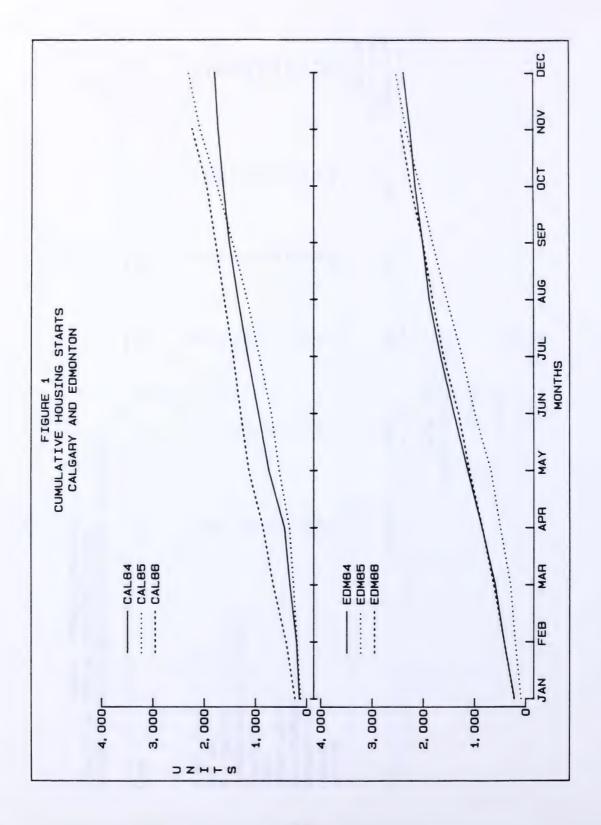


TABLE 2

NOV-86

COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR JANUARY TO DATE HOUSING STARTS

CITY	SIN	SINGLES	SEA	SEMIS	ROW	M		APT	TO	TOTAL	PERCENT CHANGE IN TOTAL STARTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
VALCADV	2067	1990	α	75	ι¢	28	7	165	2087	2239	7
CAMBOSE	30	26	0	90	0	0	0	0	30	26	_13
EDMONTON M.A.	2228	2225	24	105	21	90	59	11	2332	2431	#
FORT MCMURRAY	218	20	0	2	0	0	71	12	262	34	_87
GRANDE PRAIRIE	151	161	2	0	0	0	0	0	153	161	2
TEDUC	31	19	0	0		5	0	0	35	24	_31
LETHBRIDGE	100	169	8	9	0	10	18	11	126	196	56
LLOYDMINSTER(ALTA. PART)	126	55	0	2	0	0	66	14	225	71	89_
MEDICINE HAT	83	124	2	8	0	42	0	0	91	174	91
KEU DEEK	153	212	2	10	36	119	0	8	191	349	83
SPHUCE GROVE	31	42	0	0	0	0	0	0	31	42	35
TOTAL PERCENT CHANGE BY TYPE	5224	5043	94	189 311	99	294 345	227	221 -3	5563	5747 3	ဇ

CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT SOURCE:

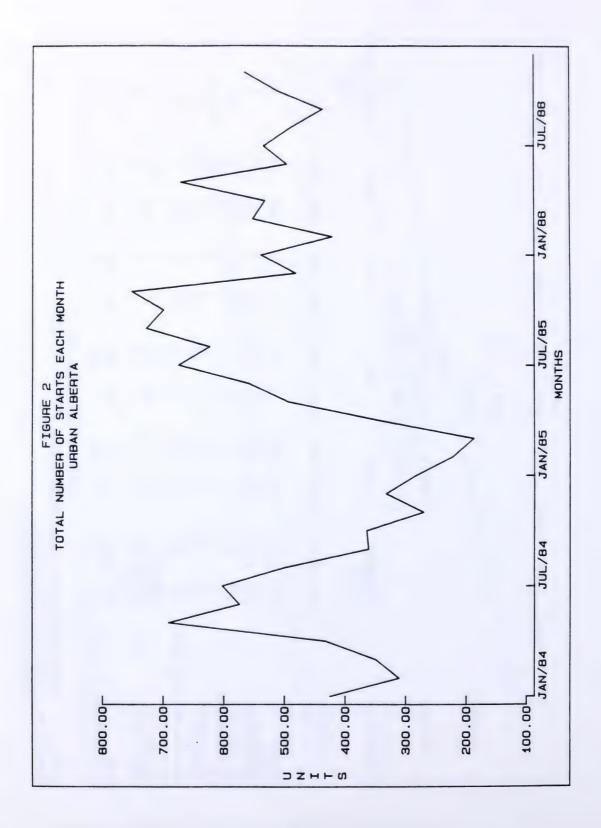


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	11
JULY	674	534	-21
AUGUST	623	489	-22
SEPTEMBER	727	437	40
OCTOBER	699	511	-27
NOVEMBER	751	565	- 25
DECEMBER	481		
TOTAL	6044	5747	

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

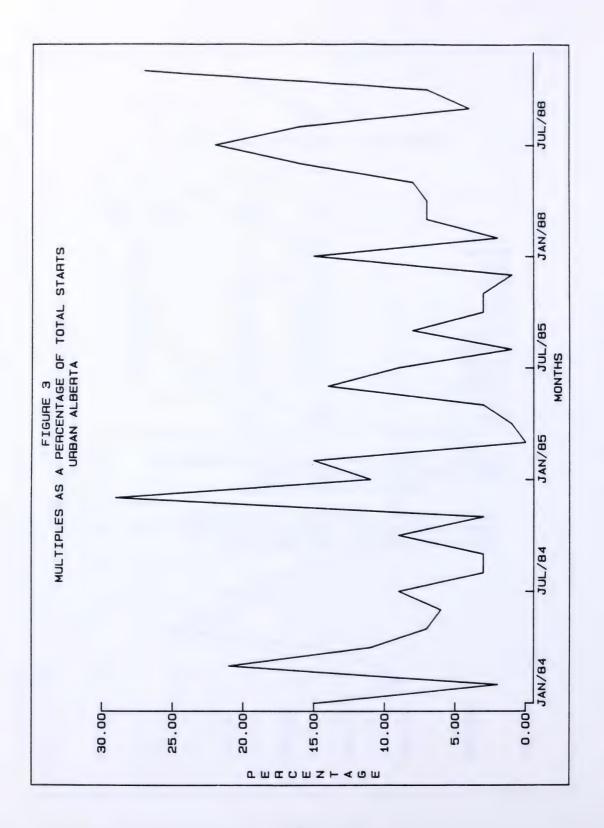


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

1985

		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT
	JANUARY	282	251	31	OF TOTAL
	FEBRUARY	202	189		11
	MARCH	187		33	15
			187	0	0
	APRIL	347	337	10	3
	MAY	493	478	15	3
	JUNE	558	482	76	14
	JULY	674	612	62	9
	AUGUST	623	615	8	1
	SEPTEMBER	727	668	59	8
	OCTOBER	699	679	20	3
	NOVEMBER	751	726	25	3
	DECEMBER	481	477	4	1
-	TOTAL	6044	5701	343	6
			1986		
	JANUARY	538	460	78	14
	FEBRUARY	421	411	10	2
	MARCH	553	513	40	7
	APRIL	532	496	36	7
	MAY	671	614	57	8
	JUNE	496	417	79	16
	JULY	534	416	118	22
	AUGUST	489	413	76	16
	SEPTEMBER	437	419	18	4
	OCHODED	544	1.71.	20	-

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

474

410

511

565

TOTAL 5747 5043

OCTOBER

NOVEMBER

DECEMBER

37

155

704

7

27

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

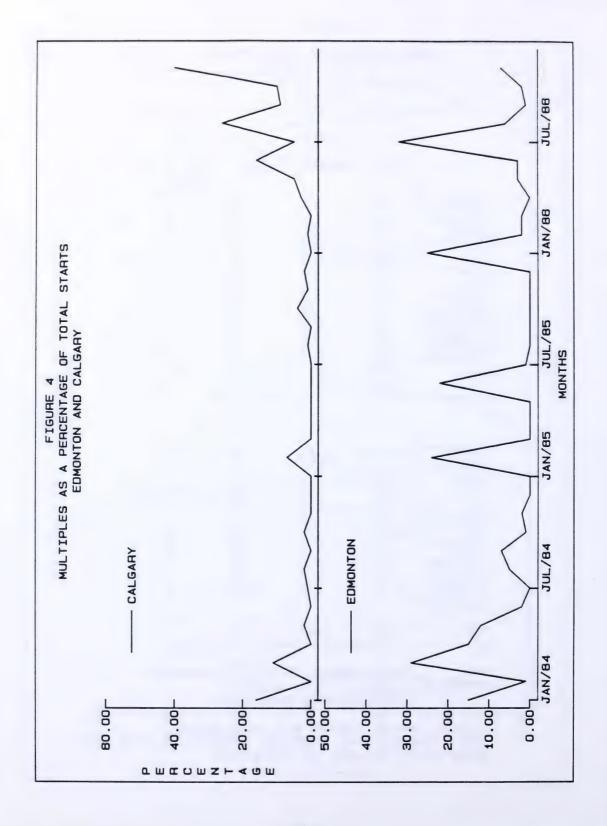


TABLE 5 SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL SINCLES MULTI AS A TOTAL SINCLES MULTI	TOTAL SINCLES WULTT AS A TOTAL SINCLES			CO TONLO	180101					1 1 1 1 1 1	
Y 118 118 0 JANNJARY 90 90 0 7 66 66 6 0 AMARCH 90 90 0 7 6 6 0 0 ARRIL 20 90 0 7 7 76 0 0 0 ARRIL 20 90 0 152 152 0 0 0 ARRIL 200 200 0 152 152 0 0 0 ARRIL 20 20 0 234 234 24 2 1 ARRIL 243 244 2 6 8 243 244 2 1 ARRIL 236 230 6 8 8 8 8 8 8 8 8 8 8 8 9 0 0 0 0 0 0 0 0 0 0 0 </th <th>HY 118 118 0 JAMUARY 90 90 JAMIA 73 68 5 7 FEBRUARY 116 88 4 66 66 0 0 AMACH 90 90 L 66 66 0 0 AMACH 90 90 1 66 6 0 0 AMACH 90 90 1 66 6 0 0 AMACH 90 90 1 152 152 0 0 AMACH 185 185 SET 234 24 2 1 AUGUST 248 249 ST 243 2 0 AUGUST 278 241 SET 243 2 1 AUGUST 278 242 SET 22 2 2 AUGUST 278 242 BER 231 2 AUGUST 278</th> <th>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</th> <th>TOTAL</th> <th>SINGLES</th> <th>LLTOW</th> <th></th> <th></th> <th>TOTAL</th> <th>SINGLES</th> <th>MULTI</th> <th>MULTI AS A PERCENT OF TOTAL</th>	HY 118 118 0 JAMUARY 90 90 JAMIA 73 68 5 7 FEBRUARY 116 88 4 66 66 0 0 AMACH 90 90 L 66 66 0 0 AMACH 90 90 1 66 6 0 0 AMACH 90 90 1 66 6 0 0 AMACH 90 90 1 152 152 0 0 AMACH 185 185 SET 234 24 2 1 AUGUST 248 249 ST 243 2 0 AUGUST 278 241 SET 243 2 1 AUGUST 278 242 SET 22 2 2 AUGUST 278 242 BER 231 2 AUGUST 278	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TOTAL	SINGLES	LLTOW			TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
VARY 73 68 5 7 FEBRUARY AARCH ABCH 116 88 28 4 66 66 0 0 AARTH ARCH 90 90 0 6 66 0 0 0 AARTH ARCH 90 90 0 202 202 202 0 0 AARTH ARA 185 185 0 0 204 234 0 0 JUNE 243 241 2 249 296 290 0 SWBER 283 241 2 1 AUGUST 296 290 0 SWBER 334 2 1 AUGUST 278 278 0 SWBER 334 2 1 AUGUST 278 278 0 SWBER 334 2 4 AUGUST 278 279 104 BER 231 227 2 1 AUGUST <t< td=""><td>HART 13 68 5 7 FEBRUARY AMARCH 116 116 88 1 16 66 0 0 AMARCH ARTIC 100 200 1 16 15 16 0 0 AMAY 185 185 152 152 152 0 0 0 JUNE 313 245 5T 234 234 0 0 JUNE 293 241 5T 234 234 2 1 AUCHUST 296 290 5KBBER 283 11 4 OCTOBER 278 241 5KBER 283 13 4 OCTOBER 278 279 5KBER 231 27 4 OCTOBER 270 270 6KBER 231 2 1 NOVEMBER 251 271 7 231 2 1 NOVEMBER 272 274 8</td><td>JANUARY</td><td>118</td><td>118</td><td>0</td><td>0</td><td>JANUARY</td><td>90</td><td>90</td><td>0</td><td>0</td></t<>	HART 13 68 5 7 FEBRUARY AMARCH 116 116 88 1 16 66 0 0 AMARCH ARTIC 100 200 1 16 15 16 0 0 AMAY 185 185 152 152 152 0 0 0 JUNE 313 245 5T 234 234 0 0 JUNE 293 241 5T 234 234 2 1 AUCHUST 296 290 5KBBER 283 11 4 OCTOBER 278 241 5KBER 283 13 4 OCTOBER 278 279 5KBER 231 27 4 OCTOBER 270 270 6KBER 231 2 1 NOVEMBER 251 271 7 231 2 1 NOVEMBER 272 274 8	JANUARY	118	118	0	0	JANUARY	90	90	0	0
H 66 66 66 0 AMRCH 90 90 0 L 76 76 0 0 AMY 185 190 0 152 152 0 0 JUNE 313 245 185 0 152 152 0 0 JUNE 313 245 185 0 SWBER 283 241 2 1 AUGUST 243 241 2 SWBER 283 283 0 0 AUGUST 243 241 2 SWBER 283 13 4 OCTOBER 278 241 0 BER 334 2 4 CCTOBER 278 241 104 BER 231 227 4 1 ACCMBER 156 104 C 2318 224 4 ACCMBER 136 144 ACCMBER 104 ARY 252	H 66 66 0 MARCH 90 90 L 76 66 0 0 APRIL 200 200 L 202 202 0 0 APRIL 200 200 152 152 152 0 0 JUNE 313 245 36 152 152 152 0 0 JUNE 313 241 290 SWBER 283 241 2 1 AUGUST 243 241 SWBER 283 11 4 OCTOBER 278 241 SWBER 336 234 2 1 AUGUST 278 271 BER 336 21 4 OCTOBER 251 251 251 251 G 231 24 1 AUGUST 252 2424 251 252 2424 L 231 25 1 AUGUST 252	FEBRUARY	73	89	2	7	FEBRUARY	116	88	28	24
L 76 76 0 APFIL 200 200 0 152 152 102 0 0 APFIL 200 200 0 152 152 102 0 0 0 185 185 0 152 152 10 0 0 10LK 2443 244 2 274 234 234 0 0 30LK 243 244 2 28KBER 284 284 294 296 <t< td=""><td>L 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 70<!--</td--><td>MARCH</td><td>99</td><td>99</td><td>0</td><td>0</td><td>MARCH</td><td>90</td><td>90</td><td>0</td><td>0</td></td></t<>	L 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 76 70 </td <td>MARCH</td> <td>99</td> <td>99</td> <td>0</td> <td>0</td> <td>MARCH</td> <td>90</td> <td>90</td> <td>0</td> <td>0</td>	MARCH	99	99	0	0	MARCH	90	90	0	0
202 202 0 MAY 185 185 0 152 152 152 0 0 JUJK 343 245 68 234 234 241 2 0 JUJK 243 241 2 243 241 2 0 0 SEPTEMBER 278 296 290 6 BER 304 293 11 4 OCTOBER 278 278 0 BER 304 293 11 4 OCTOBER 279 278 0 BER 304 2 4 DECEMBER 271 279 0 MBER 231 224 4 TOTAL 252 2424 104 ARP 225 224 1 TOTAL 252 104 ARP 251 251 252 14 14 ARP 252 24 25 244 14	STATE 195 MAY 185 185 152 152 0 0 JUME 313 245 152 152 0 0 JUME 313 245 234 234 0 0 JULY 296 294 SEMBER 283 241 2 1 AUCHOST 296 290 BER 334 2 1 4 OCTOBER 270 278 279 270 MBER 231 22 4 2 4 OCTOBER 270 270 270 424 270 270 270 270 270 270 270 270 270 270 270 270 270 270 270 271 270 271 271 272 271 272 271 271 272 271 271 271 272 271 271 271 271 271 271 271 271 <td>APRIL</td> <td>16</td> <td>16</td> <td>0</td> <td>0</td> <td>APRIL</td> <td>200</td> <td>200</td> <td>0</td> <td>0</td>	APRIL	16	16	0	0	APRIL	200	200	0	0
STATE 152 152 152 0 JUNKE 313 245 68 STATE 234 0 0 JULK 243 241 2 SENTER 284 234 0 0 JULK 296 290 6 BERR 304 293 11 4 OCTOBER 270 270 6 BERR 334 22 4 2 2 270 270 6 BERR 231 227 4 CCTOBER 251 270 0 BERR 234 24 1 NOVEMBER 270 270 0 CALCARY 24 1 TOTAL 2528 2424 104 ARY 251 254 274 104 104 ARY 252 244 104 104 ARY 252 244 14 T 146 13 4 104 <t< td=""><td>ST 152 152 0 JUNK 313 245 ST 234 234 0 0 JUNK 243 241 ST 243 244 2 1 AUGUST 296 291 SWBER 283 283 0 0 SEPTEMBER 278 241 SWBER 336 234 2 1 4 OCTOBER 278 241 WBER 336 234 2 1 WOVEMBER 270 270 G 231 227 4 CCTOBER 270 270 270 G 231 224 24 1 TOTAL 252 2424 G 231 24 1 TOTAL 258 2424 G 232 24 1 TOTAL 252 2424 G 240 3 AREBUJARY 252 244 G 25 1 <t< td=""><td>MAY</td><td>202</td><td>202</td><td>0</td><td>0</td><td>MAY</td><td>185</td><td>185</td><td>0</td><td>0</td></t<></td></t<>	ST 152 152 0 JUNK 313 245 ST 234 234 0 0 JUNK 243 241 ST 243 244 2 1 AUGUST 296 291 SWBER 283 283 0 0 SEPTEMBER 278 241 SWBER 336 234 2 1 4 OCTOBER 278 241 WBER 336 234 2 1 WOVEMBER 270 270 G 231 227 4 CCTOBER 270 270 270 G 231 224 24 1 TOTAL 252 2424 G 231 24 1 TOTAL 258 2424 G 232 24 1 TOTAL 252 2424 G 240 3 AREBUJARY 252 244 G 25 1 <t< td=""><td>MAY</td><td>202</td><td>202</td><td>0</td><td>0</td><td>MAY</td><td>185</td><td>185</td><td>0</td><td>0</td></t<>	MAY	202	202	0	0	MAY	185	185	0	0
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ST 2443 241 2 1 AUGUST 296 290 6 SWBER 283 284 0 0 SEPTEMBER 278 278 0 BER 304 293 11 4 OCTOBER 251 251 251 0 MBER 334 2 1 4 OCTOBER 270 270 0 MBER 231 227 4 2 DECEMBER 270 270 0 ABER 231 227 4 2 DECEMBER 104 0 ABER 232 24 1 ABERNARY 104 104 ABERNARY 104 104 ARY 251 25 24 104 ABERNARY 105 104 104 ARY 25 10 ABRICH 25 244 10 CALGARY 10 ABRICH 207 203 10 CALGARY	ST 24,3 24,1 2 1 AUGUST 296 290 SEBER 304 283 1 4 OCTOBER 271 278 278 SEBER 304 23 1 4 OCTOBER 271 278 278 278 278 278 278 278 278 278 279 270	JULY	234	234	0	0	JULY	243	241	2	+
SMBER 283 283 0 OSEPTEMBER 278 278 0 BER 304 293 11 4 OCTOBER 251 251 0 BER 334 22 4 2 DECEMBER 251 270 0 MEER 231 227 4 2 DECEMBER 251 0 0 L 2318 2294 24 1 CALCARY 1 7 104 0 104 104 0 L 2318 225 2 2 2 2 2 2 2 2 104 0 0 ANUALY 2 </td <td>SMBER 283 283 0 OSEPTEMBER 278 278 BER 304 293 11 4 OCTOBER 251 251 251 251 251 251 251 251 251 251 251 270 2</td> <td>AUGUST</td> <td>243</td> <td>241</td> <td>2</td> <td>+</td> <td>AUGUST</td> <td>296</td> <td>290</td> <td>9</td> <td>2</td>	SMBER 283 283 0 OSEPTEMBER 278 278 BER 304 293 11 4 OCTOBER 251 251 251 251 251 251 251 251 251 251 251 270 2	AUGUST	243	241	2	+	AUGUST	296	290	9	2
BER 304 293 11 4 OCTOBER 251 251 251 0 VMBER 336 334 2 1 NOVEMBER 270 270 0 VMBER 231 227 4 2 DECEMBER 270 270 0 L 2318 2294 24 1 7 7 104 0 L 2318 2294 24 1 7 7 104 0 L 251 225 225 104 104 104 ARY 251 251 251 104 4 ARY 251 251 104 4 104 104 104 ARY 251 252 244 8 252 244 8 J 106 3 APRIL 200 201 201 11 SEPTEMBER 16 3 APRIL 222 244	BER 304 293 11 4 OCTOBER 251 251 BER 336 334 2 1 NOVEMBER 270 270 MBER 231 227 4 2 DECEMBER 270 270 MBER 2318 2294 24 1 TOTAL 2528 2424 ARY 225 225 0 0 JANUARY 2528 2424 ARY 225 225 0 0 JANUARY 225 168 JARY 177 175 2 1 FEBRUARY 225 141 ARY 251 251 27 271 273 271 JARY 175 26 3 ARTH 225 244 ARY 159 134 25 141 25 244 ST 146 184 184 184 184 ABER 176 114	SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
VBER 336 334 2 1 NOVEMBER 270 270 0 VBER 231 227 4 2 DECEMBER 196 196 196 0 L 2318 2294 24 1 TOTAL 2528 2424 104 L 2318 2294 24 1 TOTAL 2528 2424 104 ARY 225 225 2424 104	WEER 336 334 2 1 NOVEMBER 270 270 VBER 231 427 4 2 DECEMBER 196 196 L 2318 2294 24 1 TOTAL 2528 2424 L 2318 2294 24 1 TOTAL 2528 2424 ARY 225 225 0 0 JANUARY 225 168 ARY 177 175 2 1 FEBRUARY 195 191 ARRY 177 175 2 1 FEBRUARY 195 191 ARRY 177 175 2 1 FEBRUARY 195 191 ARRY 178 2 1 FEBRUARY 195 191 L 25 0 0 ARRCH 207 221 221 STB 146 6 3 ARRH 252 244 SAB	OCTOBER	304	293	11	#	OCTOBER	251	251	0	0
VBER 231 227 4 2 DECEMBER 196 196 0 L 2318 2294 24 1 TOTAL 2528 2424 104 L 2318 2294 24 1 TOTAL 2528 2424 104 ARY 225 225 1 REBRUARY 255 168 57 ARY 251 251 0 0 JANUARY 252 168 57 L 278 177 175 2 1 REBRUARY 195 191 4 L 278 26 3 AAPRIL 207 203 4 L 278 15 6 3 AAPRIL 252 244 8 S 146 138 8 5 JULY 288 195 9 SWBER 153 14 40 OCTOBER 193 14 BER <th< td=""><td>VBER 231 227 4 2 DECEMBER 196 196 L 2318 2294 24 1 TOTAL 2528 2424 L 2318 2294 24 1 TOTAL 2528 2424 ARY 225 225 0 0 JANUARY 225 168 ARY 251 252 0 0 JANUARY 225 168 ARY 251 251 27 273 203 244 H 159 15 5 MARCH 207 203 L 159 15 5 MARCH 207 203 L 159 15 5 MAR 25 244 ST 16 26 3 APRILL 25 244 ST 16 26 AUGUST 218 184 SST 17 10 0 0 0 0</td><td>NOVEMBER</td><td>336</td><td>334</td><td>2</td><td>1</td><td>NOVEMBER</td><td>270</td><td>270</td><td>0</td><td>0</td></th<>	VBER 231 227 4 2 DECEMBER 196 196 L 2318 2294 24 1 TOTAL 2528 2424 L 2318 2294 24 1 TOTAL 2528 2424 ARY 225 225 0 0 JANUARY 225 168 ARY 251 252 0 0 JANUARY 225 168 ARY 251 251 27 273 203 244 H 159 15 5 MARCH 207 203 L 159 15 5 MARCH 207 203 L 159 15 5 MAR 25 244 ST 16 26 3 APRILL 25 244 ST 16 26 AUGUST 218 184 SST 17 10 0 0 0 0	NOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
L 2318 294 24 1 TOTAL 2528 2424 104 ARY 225 225 0 0 JANUARY 225 168 57 ARY 225 225 0 0 JANUARY 225 168 57 ARY 177 175 2 1 FEBRUARY 195 191 4 4 251 25 0 0 JANUARY 225 244 8 5 136 6 3 APRILL 222 244 8 6 3 APRILL 222 244 8 7 136 6 3 APRILL 222 244 8 8 136 46 5 JULY 228 244 8 5 146 26 JULY 288 195 9 8EK 172 114 40 NOVEMBER 184 14	L 2318 2294 24 1 TOTAL 2528 2424 ARKY 225 225 1 1986 EDMONTON (METRO) ARKY 225 225 1 EBRUARY 225 168 JARY 177 175 2 1 FEBRUARY 225 191 JARY 177 175 2 1 MARCH 207 203 H 196 190 6 3 APRIL 222 244 L 278 134 25 16 JUNE 252 244 ST 146 138 8 5 JULE 252 244 ST 176 146 46 5 JULE 288 195 ST 176 159 17 10 OCTOBER 234 344 MBER 18 40 NOVEMBER 193 179 225 2431 225 <t< td=""><td>DECEMBER</td><td>231</td><td>227</td><td>#</td><td>2</td><td>DECEMBER</td><td>196</td><td>196</td><td>0</td><td>0</td></t<>	DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
ARY 225 225 225 13 EDMONTON (METRO) ARY 225 225 0 0 JANUARY 225 168 57 JARY 177 175 2 1 FEBRUARY 225 168 179 4 JARY 177 175 2 1 6 3 ARCH 207 203 4 L 136 16 3 ARCH 207 203 4 L 159 15 5 MAT 252 244 8 ST 146 138 8 5 JULY 252 244 8 ST 176 130 46 5 JULY 288 195 93 SER 176 159 17 40 NOVEMBER 193 179 4 MBER 186 187 14 4 6 2235 2225 206	ARY 225 225 225 0 JANUARY 225 168 JARY 225 225 0 JANUARY 225 168 JARY 177 175 2 1 FEBRUARY 225 191 JARY 177 175 2 1 FEBRUARY 225 191 JARY 251 0 MARCH 207 203 191 L 196 6 3 APRIL 222 221 278 263 15 MAY 252 244 3 APRIL 252 244 3 APRIL 252 244 3 APRIL 252 244 3 APRIL 252 244 3 46 5 JULY 288 195 3 46 26 AUGUST 213 234 4BER 17 11 40 NOVEMBER 193	TOTAL	2318	2294	1	1	TOTAL	2528	2424	104	=
ARY 225 225 0 0 JANUARY 225 168 57 JARY 177 175 2 1 FEBRUARY 195 191 4 JARY 177 175 2 1 0 0 MARCH 207 203 4 L 196 190 6 3 APRIL 207 203 4 L 196 196 6 3 APRIL 202 221 1 L 146 138 8 5 JUNE 212 204 6 6 6 6 6 6 6 6 6 6 6 6 6 7 10 JUNE 212 206 6 6 6 9 SEPTEMBER 186 184 2 13 14 14 14 10 0CTOBER 133 14 14 14 14 14 14 14 <t< td=""><td>ARY 225 225 0 0 JANUARY 225 168 JARY 177 175 2 1 FEBRUARY 225 191 JARY 251 251 0 0 MARCH 207 203 L 196 190 6 3 APRIL 207 203 L 196 190 6 3 APRIL 207 203 L 196 134 25 16 JUNE 252 244 ST 176 130 46 26 AUGUST 213 200 SWB 153 17 10 0CTOBER 186 184 MBER 176 172 114 40 NOVEMBER 179 MBER 286 172 114 40 NOVEMBER 193 179 MBER 2239 1990 249 TOTAL 2431 2225</td><td>6 6 8 8 8 9 9 8 8 8 8 8 8 8 8 8 8 8 8 8</td><td>1</td><td>CALGAR</td><td>ZZ.</td><td>1</td><td></td><td>EDMON</td><td>TON(METRO)</td><td></td><td>; ; ; ; ; ; ;</td></t<>	ARY 225 225 0 0 JANUARY 225 168 JARY 177 175 2 1 FEBRUARY 225 191 JARY 251 251 0 0 MARCH 207 203 L 196 190 6 3 APRIL 207 203 L 196 190 6 3 APRIL 207 203 L 196 134 25 16 JUNE 252 244 ST 176 130 46 26 AUGUST 213 200 SWB 153 17 10 0CTOBER 186 184 MBER 176 172 114 40 NOVEMBER 179 MBER 286 172 114 40 NOVEMBER 193 179 MBER 2239 1990 249 TOTAL 2431 2225	6 6 8 8 8 9 9 8 8 8 8 8 8 8 8 8 8 8 8 8	1	CALGAR	ZZ.	1		EDMON	TON(METRO)		; ; ; ; ; ; ;
JARY 177 175 2 1 FEBRUARY 195 191 μ H 251 251 251 203 μ L 196 190 6 3 APRIL 207 203 μ L 196 190 6 3 APRIL 222 221 1 278 263 15 5 JUNE 256 244 8 ST 176 130 46 5 JULY 288 195 93 SWBER 159 16 9 SEPTEMBER 186 184 2 BER 176 17 10 OCTOBER 238 234 μ MBER 286 172 114 μ NOVEMBER 179 μ MBER	JARY 177 175 2 1 FEBRUARY 195 191 H 251 251 0 0 MARCH 207 203 L 196 190 6 3 APRIL 222 221 278 263 15 5 MAY 252 244 159 134 25 16 JUNE 212 204 146 138 8 5 JULY 288 195 ST 176 153 16 9 SEPTEMBER 186 184 BER 172 114 40 NOVEMBER 193 179 MBER 286 172 114 40 NOVEMBER 193 179 MBER L 2239 1990 249 7074 2431 2225	JANUARY	225	225	0	0	JANUARY	225	168	57	25
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	H 251 251 251 261 261 262 203 L 196 6 3 APRIL 222 221 278 263 15 5 MAY 252 244 159 134 25 16 JUNE 212 204 146 138 8 5 JULY 288 195 ST 176 130 46 26 AUGUST 213 200 SER 176 159 17 10 OCTOBER 184 184 BER 172 114 40 NOVEMBER 193 179 MBER L 2239 1990 249 707AL 2431 2225	FEBRUARY	177	175	2	1	FEBRUARY	195	191	#	2
L 196 190 6 3 APRIL 222 221 1 278 263 15 5 MAY 252 244 8 159 134 25 16 JUNE 212 206 6 146 138 8 5 JULY 288 195 93 ST 176 130 46 26 AUGUST 213 200 13 BER 176 159 17 10 OCTOBER 238 184 2 BER 172 114 40 NOVEMBER 193 179 14 MBER 286 172 114 40 NOVEMBER 193 179 14 L 2239 1990 249 2225 206 <	L 196 190 6 3 APRILL 222 221 278 263 15 5 MAY 252 244 159 134 25 16 JUNE 212 206 146 138 8 5 JULY 288 195 ST 176 130 46 26 AUGUST 213 200 SER 176 153 17 10 OCTOBER 238 234 MBER 286 172 114 40 NOVEMBER 193 179 MBER L 2239 1990 249 707AL 2431 2225	MARCH	251	251	0	0	MARCH	207	203	#	2
278 263 15 5 MAY 252 244 8 159 134 25 16 JUNE 212 206 6 146 138 8 5 JULY 288 195 93 ST 176 130 46 26 AUCUST 213 200 13 SER 159 15 16 9 SEPTEMBER 184 2 BER 176 159 17 10 OCTOBER 238 234 4 MBER 286 172 114 40 NOVEMBER 193 179 14 MBER	278 263 15 5 MAY 252 244 159 134 25 16 JUNE 212 206 146 138 8 5 JULY 288 195 ST 176 130 46 26 AUGUST 213 200 SMBER 169 9 SEPTEMBER 186 184 BER 176 17 11 40 OCTOBER 238 234 MBER 286 172 114 40 NOVEMBER 193 179 MBER L 2239 1990 249 707AL 2431 2225	APRIL	196	190	9	3	APRIL	222	221	Ŧ	0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	159 134 25 16 JUNE 212 206 146 138 8 5 JULY 288 195 156 130 46 26 AUGUST 213 200 24BER 169 153 16 9 SEPTEMBER 186 184 176 159 17 10 OCTOBER 238 234 4BER 286 172 114 40 NOVEMBER 193 179 158 159 249 249 TOTAL 2431 2225 159 199 249 TOTAL 2431 2225 150 245 2451 2225 150 245 2451 2225 150 245 2451 2225 150 245 2451 2225 150 245 2451 2225 150 245 2451 2225 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 255 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 2451 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 2451 2451 150 245 245 150 245 245 150 245 245 150 245 245 150 245 245	MAY	278	263	15	5	MAY	252	244	80	က
ST 146 138 8 5 JULY 288 195 93 SST 176 130 46 26 AUGUST 213 200 13 SEMBER 163 16 9 SEPTEMBER 186 184 2 BER 176 159 17 10 OCTOBER 238 234 4 MBER 286 172 114 40 NOVEMBER 193 179 14 MBER	ST 146 138 8 5 JULY 288 195 SST 176 130 46 26 AUGUST 213 200 EMBER 16 9 SEPTEMBER 186 184 BER 176 179 17 10 OCTOBER 238 234 MBER 286 172 114 40 NOVEMBER 193 179 MBER L 2239 1990 249 249 2431 2225	JUNE	159	134	25	16	JUNE	212	206	9	3
176 130 46 26 AUGUST 213 200 13 169 153 16 9 SEPTEMBER 184 2 176 159 17 10 OCTOBER 238 234 4 286 172 114 40 NOVEMBER 193 179 14 DECEMBER 1990 249 704 707AL 2431 2225 206	176 130 46 26 AUGUST 213 200 169 153 16 9 SEPTEMBER 186 184 176 159 17 10 OCTOBER 238 234 286 172 114 40 NOVEMBER 193 179 DECEMBER 1930 249 2491 2225	JULY	146	138	80	5	JULY	288	195	93	32
169 153 16 9 SEPTEMBER 186 184 2 176 159 17 10 OCTOBER 234 4 286 172 114 40 NOVEMBER 193 179 14 2239 1990 249 707AL 2431 2225 206	169 153 16 9 SEPTEMBER 186 184 176 159 17 10 OCTOBER 238 234 286 172 114 40 NOVEMBER 193 179 DECEMBER 1990 249 2491 2225	AUGUST	176	130	94	56	AUGUST	213	200	13	9
176 159 17 10 OCTOBER 238 234 4 286 172 114 40 NOVEMBER 193 179 14 DECEMBER 2239 1990 249 TOTAL 2431 2225 206	176 159 17 10 OCTOBER 238 234 286 172 114 40 NOVEMBER 193 179 2239 1990 249 TOTAL 2431 2225	SEPTEMBER	169	153	16	6	SEPTEMBER	186	184	2	1
286 172 114 40 NOVEMBER 193 179 14 DECEMBER	286 172 114 40 NOVEMBER 193 179 DECEMBER 193 179	OCTUBER	176	159	17	10	OCTOBER	238	234	#	2
BER DECEMBER 2239 1990 249 TOTAL 2431 2225	BER DECEMBER 2239 1990 249 TOTAL 2431 2225	NOVEMBER	286	172	114	04	NOVEMBER	193	179	14	7
2239 1990 249 TOTAL 2431 2225	2239 1990 249 TOTAL 2431 2225	DECEMBER					DECEMBER				
2239 1990 249 TOTAL 2431 2225	2239 1990 249 TOTAL 2431 2225					1 1 1		1 1 1	1	9 6 1	
		TOTAL	2239	1990	249		TOTAL	2431	2225	206	

- 11 -

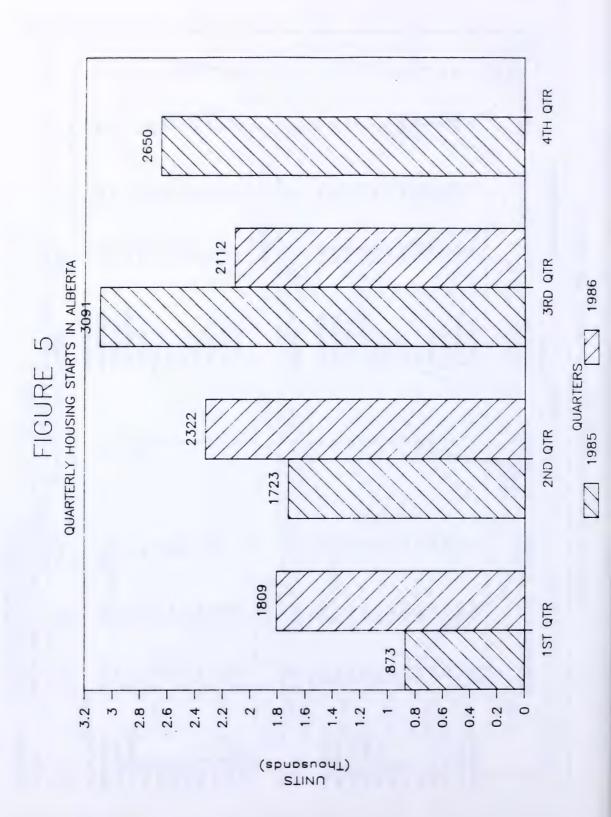


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER SECOND QUARTER THIRD QUARTER FOURTH QUARTER	873 1723 3091 2650 	1809 2322 2112 6243	107
SOURCE: CANADA MO. PREPARED BY: ALBERTA M.	CANADA MORTGAGE AND HOUSING CORPORATION ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT	CORPORATION	

TABLE 7

NOV-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MIH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. FORT MCMURKAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	223 168 0 0 11 2 2 2 19	000000000	11 0 0 0 0 0 12 0	000000000	244 3 168 11 11 2 2 31 12	50 732 100 57 67 67 107 300
TOTAL	443	10	28	ω	684	_17

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

TABLE 8

NOV-86

HOUSING UNDER-CONSTRUCTION BY TYPE

URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CALGARY EDMONSON M.A. FORT MCMURRAY GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	505 614 614 33 71 71 68	114 68 00 00 00 00 00 00	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	185 0 0 0 0 0 0 0 0 0	721 736 7 7 3 3 4 8 8 8 8 8 8 7 7	38 88 88 39 77 77 87 87 33 46
TOTAL	1369	100	118	197	1784	_28

SOUNCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

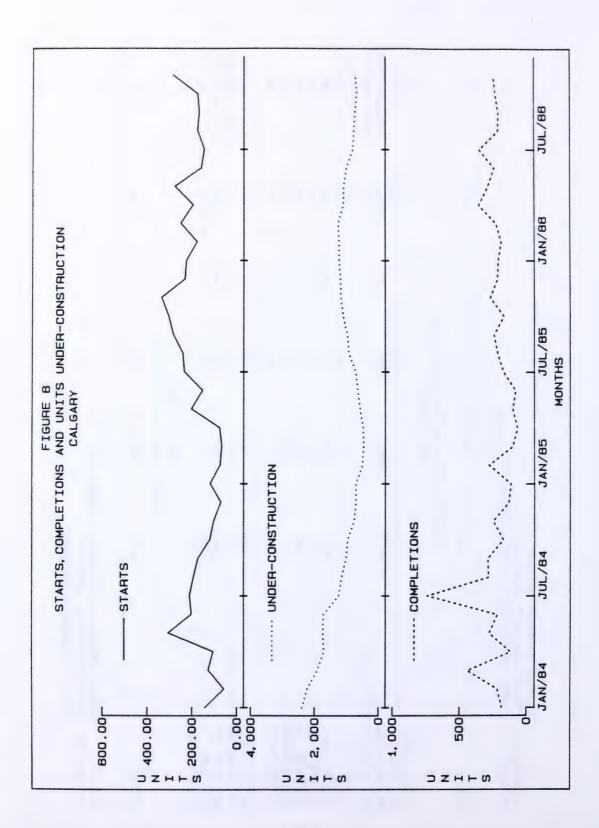


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECLMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNE	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER DLCEMBER	286	244	721

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

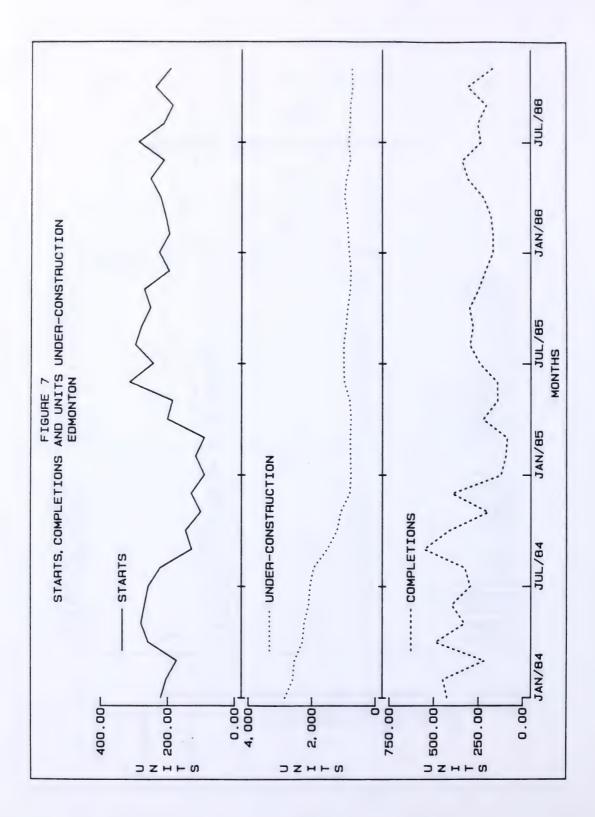


TABLE 10

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	783
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	81:
JUNE	313	143	980
JULY	243	240	99
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBER	251	298	87:
NOVEMBER	270	248	79
DECEMBER	196	210	77:
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	85
MARCH	207	178	88
APRIL	222	217	96
MAY	252	304	91:
JUNE	212	339	78
JULY	288	235	83
AUGUST	213	251	79
SEPTEMBER	186	203	78
OCTOBER	238	307	71
NOVEMBER	193	168	73
DECEMBER			

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT

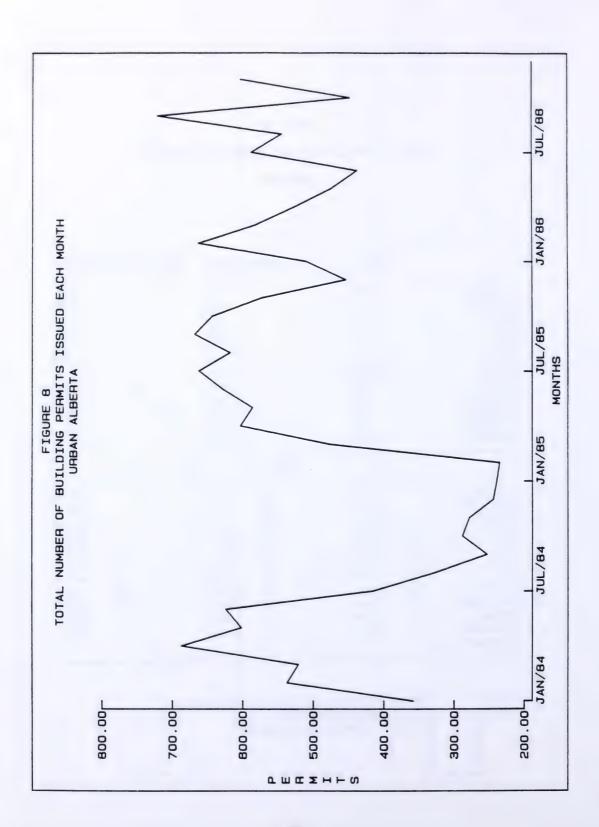


TABLE 11

NOV-86

RESIDENTIAL BUILDING PERMITS URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CARGARY EDMONTON M.A. FORT MCMURRAY GRANDE PRAIRIE LLUVDMINSTERVALTA. PAKT) MEDICINE HAT HED DEER SPRUCE GROVE	112 3 127 0 8 8 3 6 6 5 18	500000000000000000000000000000000000000	262 0 0 0 0 0 0	000000000000000000000000000000000000000	383 129 0 0 8 8 6 4 6 7 0	62 100 100 143 143 57 57 50 100
TOTAL	291	11	262	39	603	ις.

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

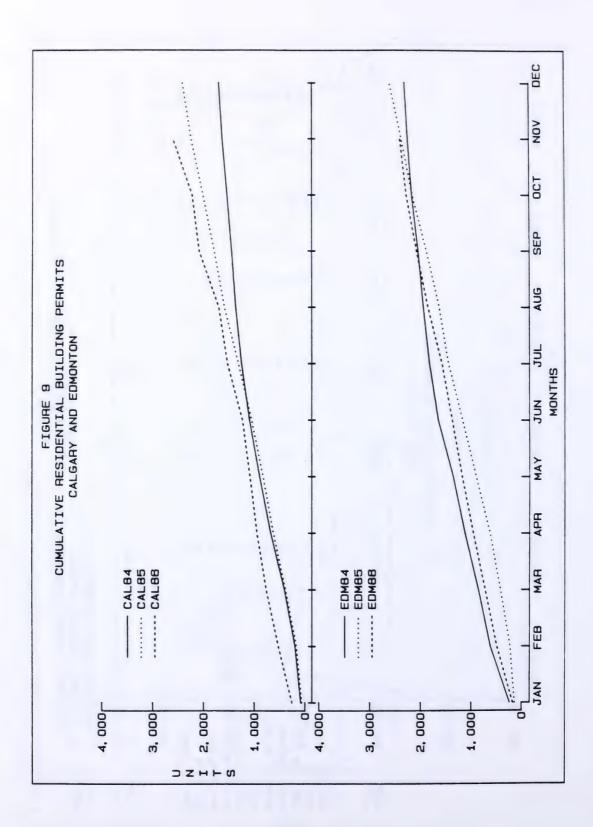


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED COMPARED WITH THE SAME TIME PERIOD IN THE PREVIOUS YEAR

	CA	CALGARY	1	CAMROSE	EDMONTON (METRO)		FORT MCMURRAY	RAY	GRAND	ND	LEDUC		LETHBRIDGE	- 1	LLOYDMIN. ALTA.PART	MIN. PART)	MEDICINE HAT	CINE	RED	DEER	SP	SPRUCE GROVE
	1985		1986 1985 1986	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986
JANUAKY	65	257	2	0	139	175	က	13	5	#	2	2	5	7	15	21	0	10	2	19	1	1
FEBRUARY	168	522	2	7	228	491	17	16	8	22	က	#	7	11	26	35	2	20	11	45	2	
MARCH	383	759	#	က	419	722	33	18	16	34	7	#	15	28	33	43	5	62	31	73	2	10
APRIL		941	6	9	623	955	67	20	34	57	6	7	37	58	82	84	10	79	59	97	9	-
MAY		1077	11	00	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	80	2
JUNE		1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	68	25	104	90	165	15	2
JULY		1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	3
AUGUST		1693	20	21	1621	1843	218	28	103	113	21	19	95	141	178	87	51	134	135	217	23	3
SEPTEMBER		2081	23	22	1870	2064	244	28	117	123	30	20	110	156	286	98	70	165	156	259	26	3
OCTOBER		2220	26	25	2150	2267	261	28	149	137	34	23	116	184	328	122	87	177	172	278	29	8
NOVEMBER		2603	27	28	2366	2396	263	28	163	145	34	26	130	190	397	168	94	182	185	298	30	9
DECEMBER			27		2604		269		165		37		137		402		97		197		33	
PERCENT CHANGE	HANGE	16		#		1		_89_	1 1 1	111		-24		9†		-58		†6		61		27
YEAR 1985 1986	JAN 239 510	FEB 474 1173		MAR 951 1756	APR 1554 2283	MAY 2140 2758	JUN 2768 3196		JUL 3430 3784	TOTAL AUG 4048 4329	SEP 4716 5051	EP 16 51	OCT 5359 5499	NOV 5932 6102		DEC 5386	PERCENT 3		CHANGE			
				1 1 1 1	1 1 1 1 1		1 1 1 1	1 1 1 1	1 1 1					1 - 1 - 1	1 1 1 1				1 1 1	1	1 1 1 1	!

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

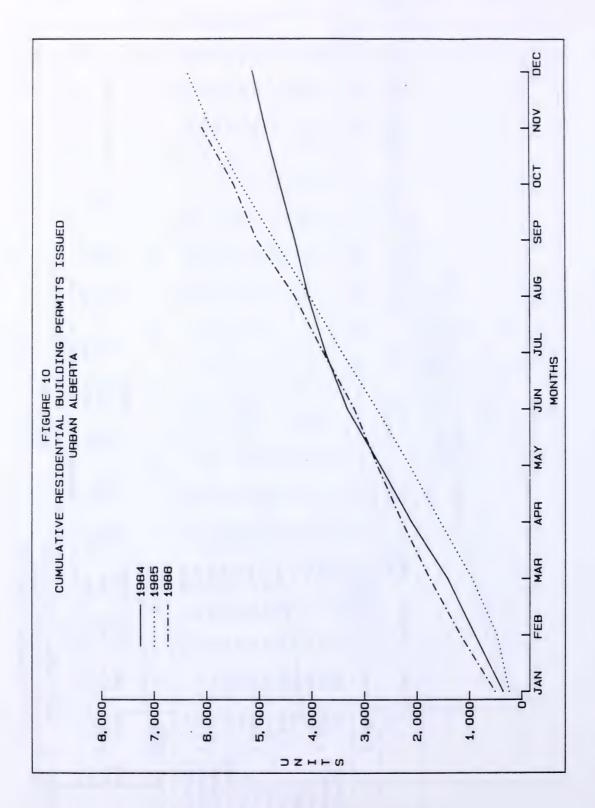


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- 13
MAY	586	475	19
JUNE	628	438	- 30
JULY	662	588	11
AUGUST	618	545	-12
SEPTEMBER	668	722	8
OCTOBER	643	448	- 30
NOVEMBER	573	603	5
DECEMBER	454		
TOTAL	6386	6102	

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

	S	SINGLES			MULTI		I	TOTAL	
		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE		YEAR	YEAR TO DATE
	NOVEMBER-86	1986	PERCENT CHANGE 1986 OVER 1985	NOVEMBER-86	1986	PERCENT CHANGE 1986 OVER 1985	NOVEMBER-86	1986	PERCENT CHANGE OVER 1985
BONNYVILLE	0	13		0	126	126 168	0	139	23
COLD LAKE	2	33	_62	0	42	_73	2	75	-69
GRAND CENTRE	0	26	53	0	0	_100	0	26	_67
ELK POINT	0	က	η6_	0	0	_100	0	9	-98
ST. PAUL	1	16	_36	0	2	*	1	21	-16

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE

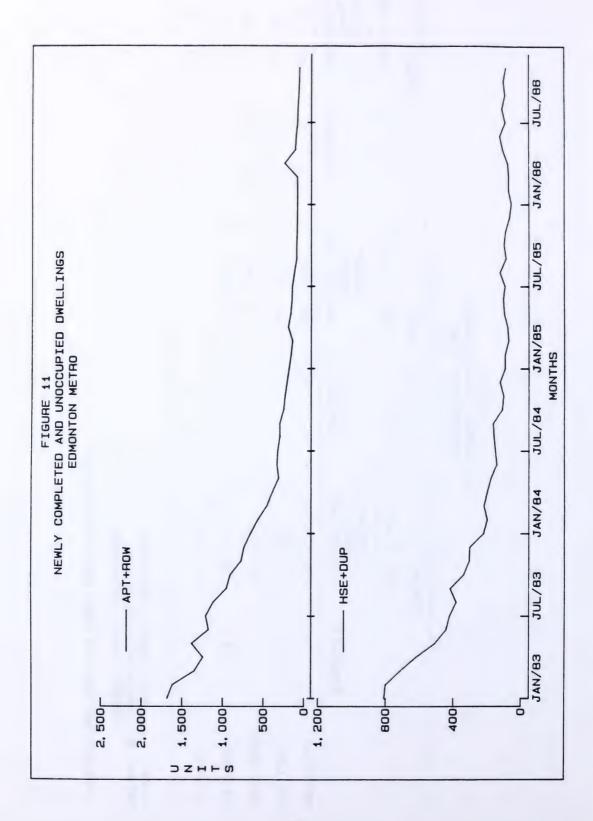


TABLE 15

EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
	19	85		
93 93 72 78 98 104 94 124 89 100 100 68	184 161 143 195 165 151 146 121 94 93 87 85	277 254 215 273 263 255 240 245 183 193 187 153	122 95 87 222 141 143 240 296 278 298 248 210	39 32 37 38 36 37 52 54 65 60 58
	19	86		
57 73 72 78 107 124 92 111 93 103 89	84 84 87 74 111 101 83 79 69 62 58	141 157 159 152 218 225 175 190 162 165 147	167 166 178 217 304 339 235 251 203 307 168	56 49 53 60 52 60 62 55 59 65
	93 93 93 72 78 98 104 94 124 89 100 100 68	DUPLEXES* ROWHOUSES** 93 184 93 161 72 143 78 195 98 165 104 151 94 146 124 121 89 94 100 93 100 87 68 85 19 57 84 73 84 72 87 78 74 107 111 124 101 92 83 111 79 93 69 103 62	### DUPLEXES* ROWHOUSES** 1985	DUPLEXES* ROWHOUSES** COMPLETIONS 1985 1985 93 184 277 122 93 161 254 95 72 143 215 87 78 195 273 222 98 165 263 141 104 151 255 143 94 146 240 240 124 121 245 296 89 94 183 278 100 93 193 298 100 87 187 248 68 85 153 210 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 1986 <td< td=""></td<>

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

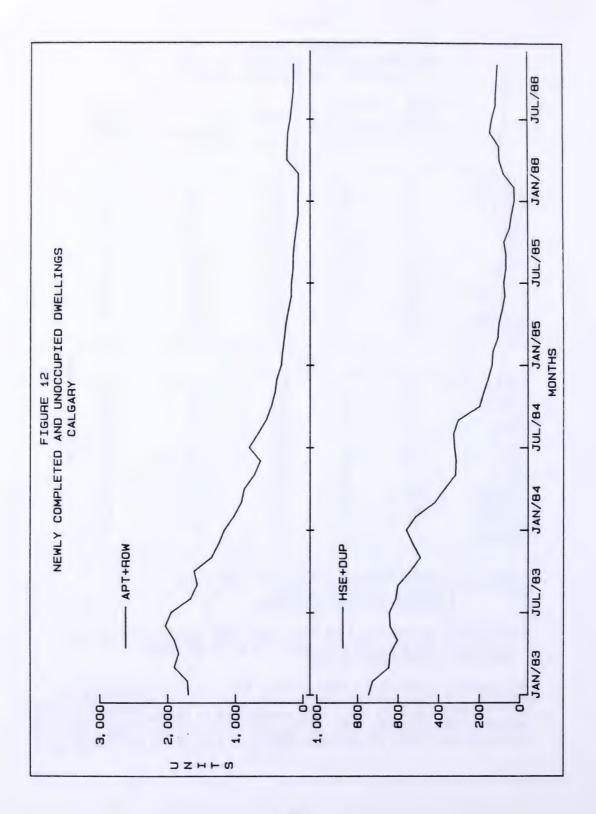


TABLE 16

CALGARY NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

HOUSES	APARTMENTS			
AND	AND	TOTAL		ABSORP.
DUPLEXES*	ROWHOUSES**		COMPLETIONS	PERCENT
	19	85		
				30
				41
				28
103	255	358	65	20
87	218	305	101	34
74	176	250	79	35
79	172	251	169	40
69	148	217	213	53
68	146	214	239	53
78	127	205	167	46
50	100	150	269	68
40	75	115	214	68
	19	86		
26	711	100	200	69
				66
				53
				32 46
_				35 55
				47
				47
				48
107	144	251	244	49
	AND DUPLEXES* 137 132 108 103 87 74 79 69 68 78 50	AND AND DUPLEXES* ROWHOUSES** 19 137 322 132 302 108 276 103 255 87 218 74 176 79 172 69 148 68 146 78 127 50 100 40 75 19 26 74 27 70 80 70 101 242 103 236 147 227 137 190 118 167 116 146 111 142	AND AND TOTAL DUPLEXES* ROWHOUSES** 1985 137 322 459 132 302 434 108 276 384 103 255 358 87 218 305 74 176 250 79 172 251 69 148 217 68 146 214 78 127 205 50 100 150 40 75 115 1986 26 74 100 27 70 97 80 70 150 101 242 343 103 236 339 147 227 374 137 190 327 118 167 285 116 146 262 111 142 253	AND AND TOTAL DUPLEXES* ROWHOUSES** COMPLETIONS 1985 137 322 459 115 132 302 434 277 108 276 384 101 103 255 358 65 87 218 305 101 74 176 250 79 79 172 251 169 69 148 217 213 68 146 214 239 78 127 205 167 50 100 150 269 40 75 115 214 1986 26 74 100 208 27 70 97 187 80 70 150 224 101 242 343 353 103 236 339 287 147 227 374 240 137 190 327 350 118 167 285 210 116 146 262 206 111 142 253 228

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

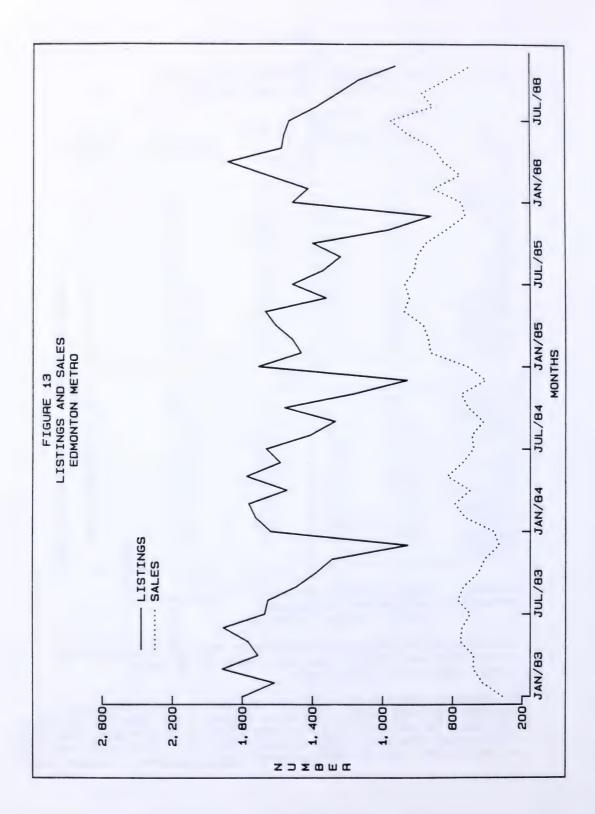


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO	AVERAGE
			OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY	1464	725	.50	73121
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER				
SOURCE:	FINONTON	REAL E	STATE BOARD	

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

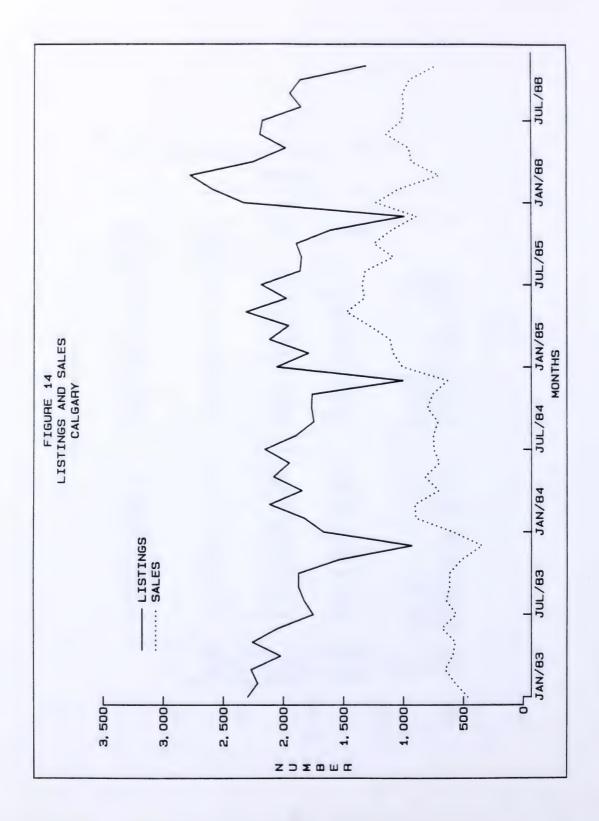


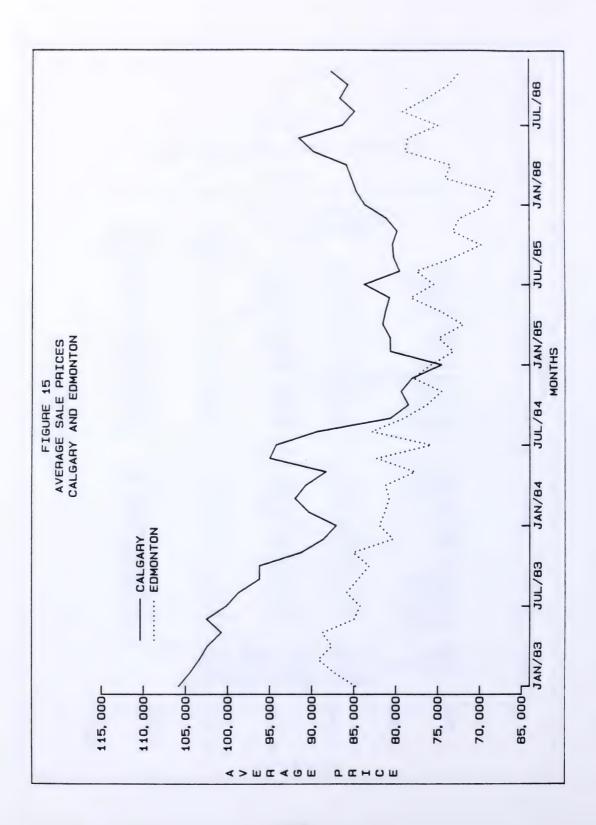
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MARCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER DECEMBER	1315	730	.56	87658

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
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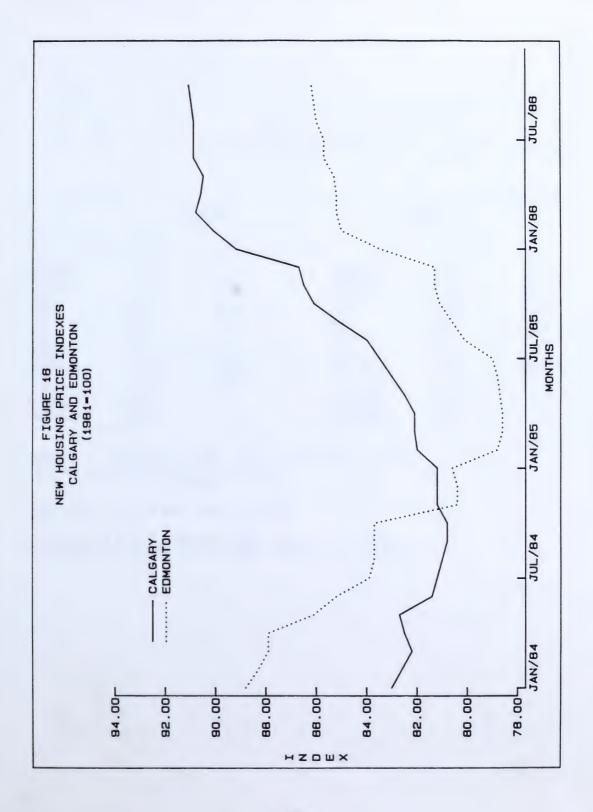




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	CALGARY**		EDM	EDMONTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8 90.6 90.5 90.9 90.9 91.0 91.1	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5 85.0 85.2 85.2 85.3 85.7 86.0 86.1

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

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HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS



MAN 3 0 1987

RESIDENTIAL CONSTRUCTION IN ALBERTA

DECEMBER 1986





RESIDENTIAL CONSTRUCTION

IN ALBERTA

DECEMBER 1986

ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT



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Highlights

Urban Alberta

- ° For the first time in 7 months, housing starts in December increased 31% to 629 units compared to 481 in 1985.
- Total starts for the year 1986 increased by 6% to 6,378 units from 6,044 for 1985. Multiples were up 198%, however, single family units were down 6% from last year.
- Only Ft. McMurray, Leduc and Lloydminster recorded decreases in housing starts in 1986.
- Ounits under construction in December rose 14% from the month before to 2.043 units, of which 35% or 714 were apartment units.
- The number of building permits issued in December dropped 33% over the same period last year to only 305 units, the lowest level in more than a year. However, the yearly building permit total of 6,407 was a slight increase from 6.386 for 1985.

Calgary

- ° Calgary's starts increased sharply last month to 442 units, a jump of 91% over December 1985.
- Total starts for the year also increased, by 16% to 2,681 units from 2,318 for 1985. 567 multiples were started during 1986 compared to only 24 in 1985. Single family starts, however, dropped 8% over 1985.
- Housing under construction fell to 1,052 units, 12% lower than 1985 levels (1,189). Inventory of newly completed and unoccupied continued to trend downward to 227 units as was the rate of absorption which slid to 37% compared to 49% the month before.



- ° Only 92 building permits were issued in December, the lowest for the year. However, total building permits for 1986 were still 12% ahead of last year's levels.
- Resale housing market activity fell again last month with only 596 units sold, down 33% over December 1985.
- The average selling price last month was \$85,220, down from \$87,658 in November, but \$4,066 higher than the December 1985 average price. The new house price index continued to show an upward trend to 91.2 in November.

Edmonton

- Edmonton's housing starts experienced an seasonal decrease over the previous month to 130 units in December, all of which were single family homes.
- Total starts for 1986 rose by a meagre 1% to 2,561 units from the 1985 figure of 2,528. Multiples jumped 98% while singles dropped 3%.
- Housing under construction continued to decrease to 692 units, down 6% from 736 the month before. Inventory of newly completed and unoccupied units dwindled to only 128 units with a continuing high rate of absorption.
- o In the resale market, the number of houses sold dropped 17% over the same month last year to 438 units. Total sales for 1986 also dropped 9% over 1985.
- On However, December's average selling price of \$73,302 was an increase from both the December 1985 and November 1986 average price. The new housing price index also continued the upward trend to 86.7 in November, a 7% increase from November 1985.



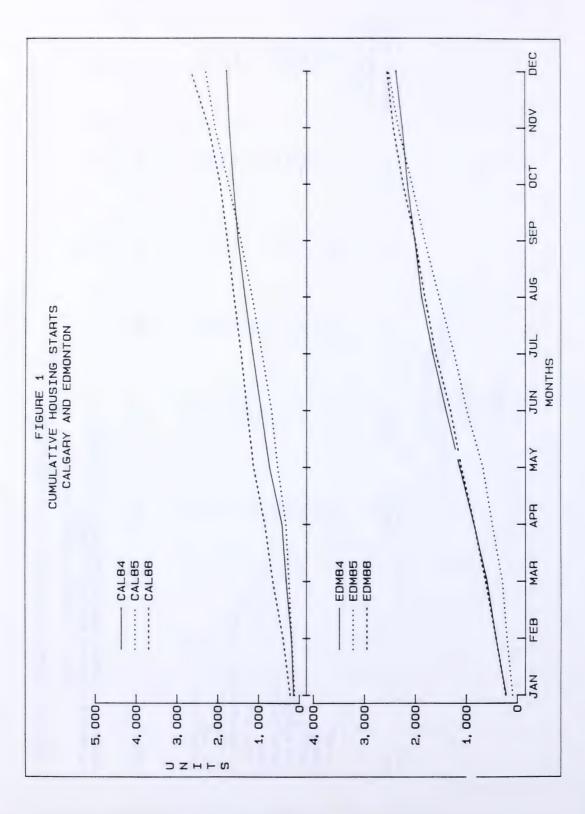
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HOUSING STARTS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEWIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE EDMONTON M.A. RORT MOMIRRAY	124 5 130	12 0	146 0 0	160	442 5 130	91 #00 - 34
GRANDE PRAIRIE LEDUC LETHBRIDGE LLOYDMINSTER(ALTA: PART)	10 4 7	0000	0000	0000	10 4 7	23 23 56 40
MEDICINE HAT RED Duer SPRUCE GROVE	200	000	000	000	20 0	_50 _150 *
TOTAL	311	12	146	160	629	31

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



DEC-86

JANUARY TO DATE HOUSING STARTS
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

	1	1		1				1	1		
СІТҮ	SIN	SINGLES	SEI	SEMIS	R	ROW		APT	Γ 0	TOTAL	PERCENT CHANGE IN TOTAL STAKTS
	1985	1986	1985	1986	1985	1986	1985	1986	1985	1986	
Allering	1000	4	4	S			r	0			(
CALGARI	4677	7114	71	99	n c	1/4 +/1	- 0	325	2318	2681	16
L'OWINGSE M A	2000	31	200	105	210	0 0	200	110	25.28	2561	O =
FORT MCMURRAY	221	20	0	2	0	9 0	र्ग र्ग	12	265	34	_87
GRANDE PHAIRIE	164	171	2	0	0	0	0	0	166	171	, m
LEDUC	31	23	0	0	7	5	0	0	35	28	_20
LETHBRIDGE	116	176	89	9	0	10	18	11	142	203	43
LLOYDMINSTER(ALTA. PART)	131	62	0	2	0	0	66	14	230	78	99_
MEDICINE HAT	97	130	2	80	0	42	0	0	66	180	82
RED DEER	161	232	2	10	36	119	0	8	199	369	85
SPRUCE GROVE	31	42	0	0	0	0	0	0	31	42	35
TOTAL PERCENT CHANGE BY TYPE	5701	5356	50	201	99	440 567	227	381	4409	6378	9

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

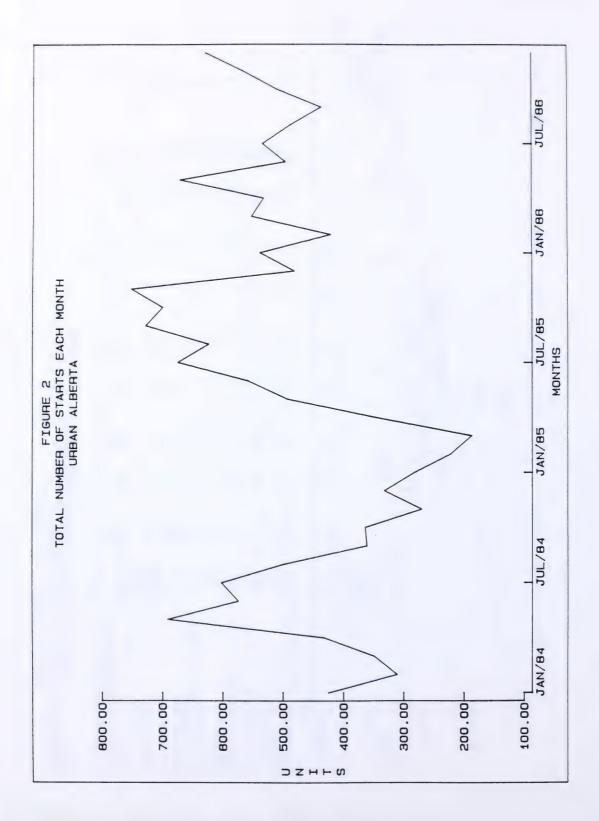


TABLE 3

MONTHLY HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	282	538	91
FEBRUARY	222	421	90
MARCH	187	553	196
APRIL	347	532	53
MAY	493	671	36
JUNE	558	496	_1 ₁
JULY	674	534	
AUGUST	623	489	-22
SEPTEMBER	727	437	-40
OCTOBER	699	511	- ₂₇
NOVEMBER	751	567	- ₂₅
DECEMBER	481	629	31
TOTAL	6044	6378	6

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

* CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GKANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

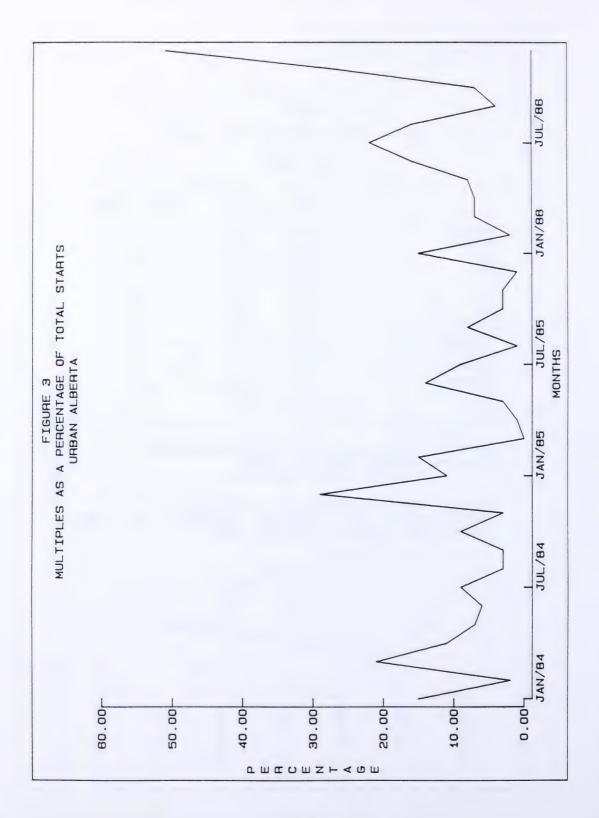


TABLE 4

SINGLE AND MULTIPLE HOUSING STARTS IN URBAN* ALBERTA

1985-1986

	TOTAL	SINGLES	MULTI	MULTI AS A
				PERCENT
				OF TOTAL
JANUARY	282	251	31	11
FEBRUARY	222	189	33	15
MARCH	187	187	0	0
APRIL	347	337	10	3
MAY	493	478	15	3
JUNE	558	482	76	14
JULY	674	612	62	9
AUGUST	623	615	8	1
SEPTEMBER	727	668	59	8
OCTOBER	699	679	20	3
NOVEMBER	751	726	25	3
DECEMBER	481	477	14	1
TOTAL	6044	5701	343	6

		1986		
JANUARY	538	460	78	14
FEBRUARY	421	411	10	2
MARCH	553	513	40	7
APRIL	532	496	36	7
MAY	671	614	57	8
JUNE	496	417	79	16
JULY	534	416	118	22
AUGUST	489	413	76	16
SEPTEMBER	437	419	18	4
OCTOBER	511	474	37	7
NOVEMBER	567	412	155	27
DECEMBER	629	311	318	51
TOTAL	6378	5356	1022	16

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE

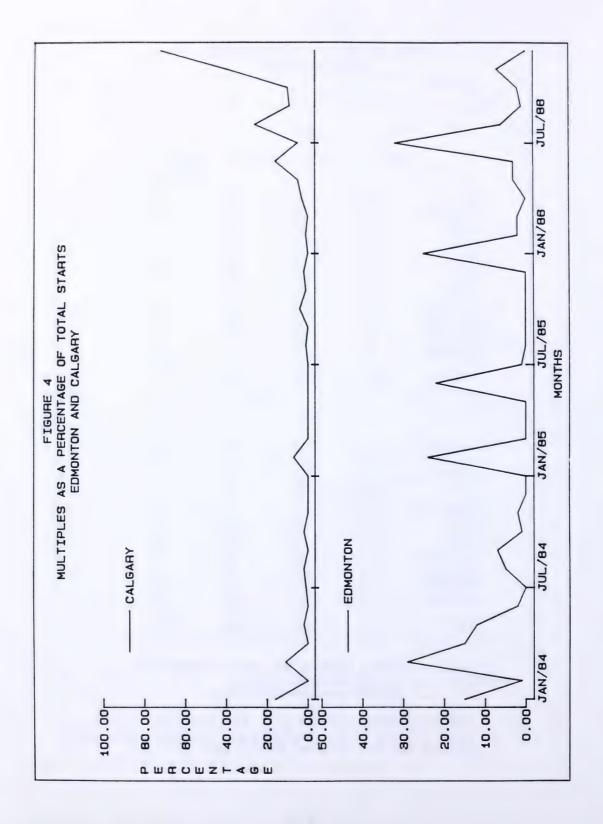


TABLE 5 SINGLE AND MULTIPLE HOUSING STARTS IN CALGARY AND EDMONTON

TOTAL STROLLES WULTI AS A TOTAL STROLLES TOTAL STROLLES TOTAL TOTAL										
VAY 118 118 0 JANUARY 90 90 0 JAKY 73 68 5 7 FEBRIARRY MARCH AUGUST 90 90 0 1 66 6 0 0 AMACH AUGUST 90 90 0 2 76 66 0 0 AMACH AUGUST 90 90 0 2 152 10 0 0 AMACH AUGUST 90 90 0 2 143 234 0 0 AMACH AUGUST 296 290 0 2 143 234 0 0 AMACH AUGUST 290 0 0 2 143 234 23 13 4 0 AMACH AUGUST 290 0 0 2 2 2 1 AUGUST 278 279 104 2 2 2 2 2 2 2	CAMITADY	OTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL		TOTAL	SINGLES	MULTI	MULTI AS A PERCENT OF TOTAL
JAMIN 73 68 5 7 FEBRUARY AMACH 116 88 28 4 66 66 0 0 AMACH 90 90 0 1 66 66 0 0 AMACH 196 90 0 1 15 15 0 0 JUNK 243 244 2 185 0 0 234 234 234 0 0 JUNK 243 244 2 241 2 68 290 0 0 JUNK 243 244 2 244 244 2 244 2 244 2 244 244 2 244 244 2 244 244 2 244 244 2 244 244 2 244 244 2 244 2 244 2 244 2 2 244 2 2 2 244 2 2	MANAMA	118	118	0	0	JANUARY	06	06	0	0
4 6.6 6.6 6.6 6.0 0 AMRCH 90 90 0 2 7.6 7.6 0 0 AMIL 200 200 0 152 152 0 0 JUNE 313 24.5 6.0 0 152 152 0 0 JUNE 313 24.5 18.5 6.0 0 SWE 234 24.1 2 0 JUNE 24.3 24.1 2 6.0 0 JUNE 31.3 24.1 2 6.0 0 JUNE 31.3 24.1 2 6.0 0 JUNE 2.0 2.0 0 0 JUNE 2.0 0 0 0 MART 2.0 0	FEBRUARY	73	68	2	7	FEBRUARY	116	88	28	24
76 76 0 ARPIL 200 200 0 152 152 0 0 AAT 185 185 0 152 152 0 0 0 185 185 0 152 152 10 0 0 100K 243 241 2 234 234 234 0 0 100K 243 241 2 244 234 241 2 1 AUCK 243 241 2 254 243 241 4 0CTOBER 278 249 6 46K 234 24 1 AUCK 252 279 278 6 4BER 231 225 24 1 AUCKARER 278 242 104 4BER 278 278 242 104 274 278 278 278 278 278 278 278 278	MARCH	99	99	0	0	MARCH	9.0	90	0	0
202 202 0 MAY 185 185 0 152 152 0 0 JUNE 313 245 68 234 234 234 294 294 296 290 6 234 241 2 1 4 OCTOBER 278 278 6 2443 243 241 2 1 4 OCTOBER 278 278 6 28ER 334 2 4 4 OCTOBER 278 278 6 9 4BER 231 227 4 2 1 AUGUST 278 278 0 0 4BER 231 227 4 2 1 AUGUST 278 104 0 0 AUGUST 278 104 0 0 AUGUST 278 104 0 0 AUGUST 278 242 104 0 0 AUGUST 278	APHIL	16	92	0	0	APRIL	200	200	0	0
ST 152 152 0 JUNK 313 245 68 ST 234 234 0 0 JULK 243 241 2 SWEAR 283 243 0 0 JULK 296 290 6 SWEAR 283 283 11 4 OCTOBER 270 270 6 WERR 336 334 2 1 NOVEMBER 270 270 0 WERR 336 334 2 1 NOVEMBER 270 270 0 WERR 231 227 2 2 2 2 2 2 2 0	MAY	202	202	0	0	MAY	185	185	0	0
XIA 234 234 234 0 0 JULX 243 241 2 XIA 243 244 2 1 AUGUST 296 290 6 SENTERMBER 283 11 4 OCTOBER 270 270 0 BER 334 2 1 4 OCTOBER 270 270 0 BER 334 2 4 2 1 MOVEMBER 270 270 0 ABER 231 227 4 2 1 MOVEMBER 270 270 0 CALGARY 24 24 1 TOTAL 252 2424 104 ARX 177 175 2 1 TOTAL 252 2424 104 ARX 177 175 2 1 TOTAL 252 2424 104 ARX 172 2 1 TOTAL 252 2424	JUNE.	152	152	0	0	JUNE	313	245	89	22
ST 244 241 2 1 AUGUST 296 290 6 SWBER 283 284 0 0 SEPTEMBER 778 278 0 SWBER 304 293 11 4 OCTOMBER 251 251 251 0 BER 334 2 4 2 1 WOVEMBER 270 270 0 GBER 231 227 4 2 1 NOVEMBER 104 0 GBER 231 227 4 2 4 2 0 0 ABER 231 2 2 2 2 2 2 2 2 2 2 2 2 2 2 3 4 <td>JULY</td> <td>234</td> <td>234</td> <td>0</td> <td>0</td> <td>JULY</td> <td>243</td> <td>241</td> <td>2</td> <td>1</td>	JULY	234	234	0	0	JULY	243	241	2	1
SMBER 283 283 0 OSEPTEMBER 278 278 0 SMR 304 293 11 4 OCTOBER 251 251 0 SMR 334 2 1 4 OCTOBER 251 251 0 BER 334 2 4 2 4 OCTOBER 251 0 ABER 231 227 4 2 DECEMBER 196 196 196 196 196 196 196 196 196 196 196 196 196 197 198 196 197 198 197 198 197 198 196 196 196 196 196 196 196 196 196 196 196 197 196 197 196 197 197 197 197 197 197 197 197 197 197 197 197 197 197 197 <t< td=""><td>4UGUST.</td><td>243</td><td>241</td><td>2</td><td>1</td><td>AUGUST</td><td>296</td><td>290</td><td>9</td><td>2</td></t<>	4UGUST.	243	241	2	1	AUGUST	296	290	9	2
SEK 304 293 11 4 OCTOBER 251 251 251 0 MUNEMBER 336 334 2 1 NOVEMBER 270 270 0 MECR 231 227 4 2 1 NOVEMBER 270 270 0 S 2318 2224 24 1 7 7 1 0	SEPTEMBER	283	283	0	0	SEPTEMBER	278	278	0	0
WEER 336 334 2 1 NOVEMBER 270 270 0 WEBER 231 227 4 2 DECEMBER 196 196 0 ABER 2318 227 4 24 1 TOTAL 2528 2424 104 ARY 225 225 0 0 JANUARY 252 2424 104 ARY 255 225 0 0 JANUARY 255 14 4 ARY 251 251 252 16 AREBUARY 252 221 1 ARRY 251 252 221 1 MARCH 203 4 4 ABB 15 5 MAY 252 241 1 4 ABB 16 3 APRIL 222 241 1 ABB 16 26 400 AUCK 288 136 3 ABB <th< td=""><td>CTOBER</td><td>304</td><td>293</td><td>11</td><td>#</td><td>OCTOBER</td><td>251</td><td>251</td><td>0</td><td>0</td></th<>	CTOBER	304	293	11	#	OCTOBER	251	251	0	0
VBER 231 227 4 2 DECEMBER 196 196 0 5 2318 2294 24 1 TOTAL 2528 2424 104 4KY 225 225 1 1986 DANONTON (METRO) 104 4KY 225 225 1 FEBRUARY 225 168 57 4KY 225 225 1 FEBRUARY 195 191 4 4 251 25 0 0 JANUARY 225 141 8 4 251 252 222 224 1 4 1 <td>WOVEMBER</td> <td>336</td> <td>334</td> <td>2</td> <td>1</td> <td>NOVEMBER</td> <td>270</td> <td>270</td> <td>0</td> <td>0</td>	WOVEMBER	336	334	2	1	NOVEMBER	270	270	0	0
5 2318 2294 24 1 TOTAL 2528 2424 104 4RY 225 225 1986 EDMONTON (METRO) 4RY 225 225 10 JANUARY 225 168 57 4RY 225 225 1 FEBRIA RRY 195 191 4 4 251 251 0 0 JANUARY 225 191 4 4 251 251 251 278 195 11 4 5 ABR APRIL 222 244 8 5 159 134 25 16 JUNE 252 244 8 5 ABR 5 JULY 26 244 13 5 AGUGUST 288 195 93 5 JULY 288 144 4 442 172 114 40 NOVEMBER 193 174 4	DECEMBER	231	227	#	2	DECEMBER	196	196	0	0
L 2318 2294 24 1 TOTAL 2528 24.24 104 ARY 25 225 225 1986 EDMONTON (METRO) ARY 25 225 1 FEBRUARY 225 168 57 ARY 251 251 0 0 JANUARY 225 168 57 ARY 251 25 1 FEBRUARY 203 14 4 ARY 251 2 1 MARCH 207 203 4 ARY 25 2 2 2 2 2 2 159 139 6 3 APRIL 203 244 8 57 136 6 3 APRIL 252 244 8 58 136 15 10 JUNE 252 244 8 58 136 16 26 AUGUST 288 134 4 <	•			1 1 1 1	1 1 1		1 1 1	8 8 8		1
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$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	FEBRUARY	177	175	2	1	FEBRUARY	195	191	#	2
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	MA RCH	251	251	0	0	MARCH	207	203	#	2
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	4PRIL	196	190	9	೯	APRIL	222	221	1	0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	WAY	278	263	15	5	MAY	252	244	8	3
ST 146 138 8 5 $JULX$ 288 195 93 ST 176 130 46 26 $AUGUST$ 213 200 13 SWR 159 15 16 9 $SEPTEMBER$ 184 2 SWR 176 159 17 10 $OCTOBER$ 238 234 4 $MBER$ 286 172 114 40 $NOVEMBER$ 193 179 14 $MBER$ 442 124 318 72 $DECEMBER$ 130 10 $COTOBER$ 130 130 14 <th< td=""><td>JUNE.</td><td>159</td><td>134</td><td>25</td><td>16</td><td>JUNE</td><td>212</td><td>206</td><td>9</td><td>3</td></th<>	JUNE.	159	134	25	16	JUNE	212	206	9	3
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169 153 16 9 SEPTEMBER 186 184 2 176 159 17 10 OCTOBER 238 234 4 286 172 114 40 NOVEMBER 193 179 14 442 124 318 72 DECEMBER 130 130 0 2681 2114 567 21 707AL 2561 2355 206	4UGUST	176	130	94	26	AUGUST	213	200	13	9
176 159 17 10 OCTOBER 238 234 4 R 286 172 114 40 NOVEMBER 193 179 14 R 442 124 318 72 DECEMBER 130 0 2681 2114 567 21 TOTAL 2561 2355 206	SEPTEMBER	169	153	16	6	SEPTEMBER	186	184	2	-
286 172 114 40 NOVEMBER 193 179 14 442 124 318 72 DECEMBER 130 0 2681 2114 567 21 70TAL 2561 2355 206	OCTOBER	176	159	17	10	OCTOBER	238	234	#	2
BER 442 124 318 72 DECEMBER 130 130 0 2561 2355 206	NOVEMBER	286	172	114	04	NOVEMBER	193	179	14	7
2681 2114 567 21 TOTAL 2561 2355 206		442	124	318	72	DECEMBER	130	130	0	0
2681 2114 567 21 <i>TOTAL</i> 2561 2355 206	•	1 1	1 1 1	1 1 1	8 8 9 1 9		1 2 2	1 1 1	8 8 8 8	1 1 1 1 1
		2681	2114	267	21	TOTAL	2561	2355	206	8

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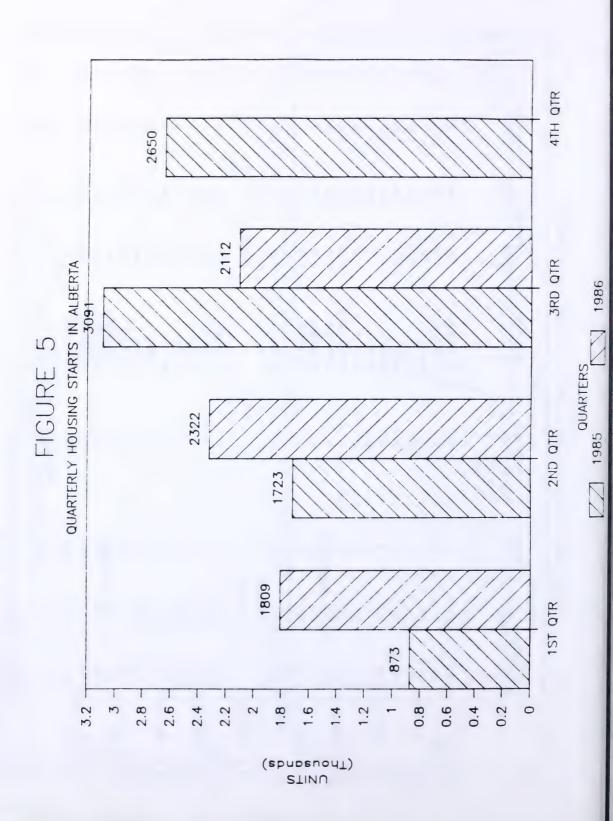


TABLE 6

QUARTERLY HOUSING STARTS IN ALBERTA
ALL AREAS

1985 - 1986

	1985	1986	PERCENT CHANGE
FIRST QUARTER SECOND QUARTER	873 1723	1809	107
THIRD QUARTER FOURTH QUARTER	309 1 2650	2112	_32
TOTAL	8337	6243	1
ED BY:	CANADA MORTGAGE AND HOUSING CORPORATION ALBEKTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT	HPORATION	

DEC-86

HOUSING COMPLETIONS BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY CAMROSE FINANTON M. 4		004	0 0 4	000	111 0 174	
FORT MCMURRAY GRANDE PRAIRIE LEDIIC		000	• • • •	000	6 3 -	83 77 50
LETHBRIDGE LLOYDMINSTER(ALTA. PART) MEDICINE HAT RED DEER SPRUCE GROVE	19 0 11 28 6	00000		00080	22 0 11 36 6	
TOTAL	351	#	7	ω !	370	_34

SOURCE: CANADA MOKTGAGE AND HOUSING CORPORATION PKEPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

DEC-86

HOUSING UNDER-CONSTRUCTION BY TYPE URBAN ALBERTA

CITY	SINGLES	SEMIS	ROW	APT	TOTAL	PERCENT CHANGE OVER SAME MTH LAST YEAR
CALGARY	518	26	163	345	1052	_12
CAMROSE	14	0	0	0	14	_80
EDMONTON M.A.	578	49	64	1	692	_10
FORT MCMURRAY	2	2	0	0	4	_95
GRANDE PRAIRIE	38	0	0	0	38	_12
TEDAC	9	0	0	0	9	-45
LETHBRIDGE	59	2	10	0	71	6
LLUYDMINSTER, ALTA. PART)	16	2	0	0	18	47-
MEDICINE HAT	37	9	38	0	81	37
KED DEEK	09	9	0	0	99	04
SPRUCE GROVE	1	0	0	0	1	98_
TOTAL	1329	108	260	346	2043	15

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

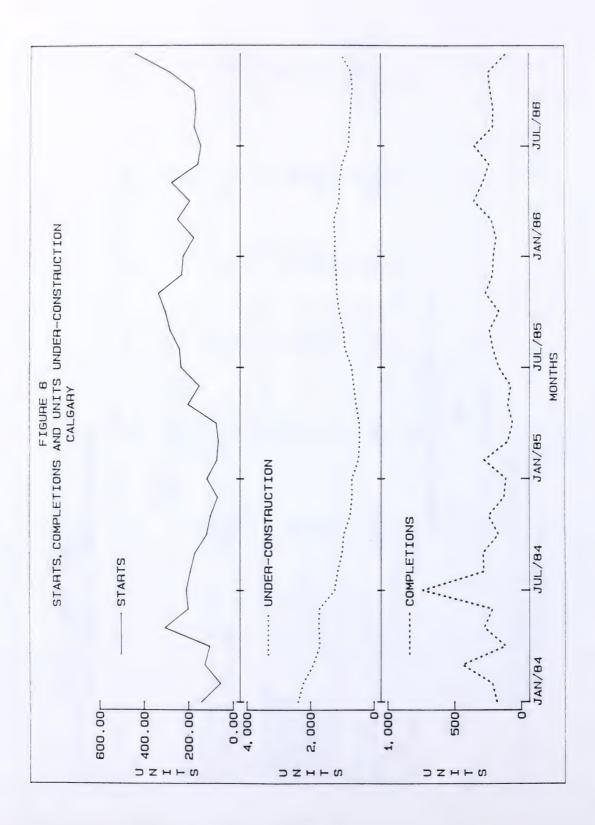


TABLE 9

STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

CALGARY

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	118	115	701
FEBRUARY	73	277	497
MARCH	66	101	462
APRIL	76	65	473
MAY	202	101	574
JUNE	152	79	647
JULY	234	169	711
AUGUST	243	213	925
SEPTEMBER	283	239	969
OCTOBER	304	167	1105
NOVEMBER	336	269	1172
DECEMBER	231	214	1189
		1986	
JANUARY	225	208	1231
FEBRUARY	177	187	1231
MARCH	251	224	1258
APRIL	196	353	1096
MAY	278	287	1084
JUNL	159	240	1001
JULY	146	350	797
AUGUST	176	210	770
SEPTEMBER	169	206	733
OCTOBER	176	228	681
NOVEMBER	286	244	721
DECEMBER	442	111	1052

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

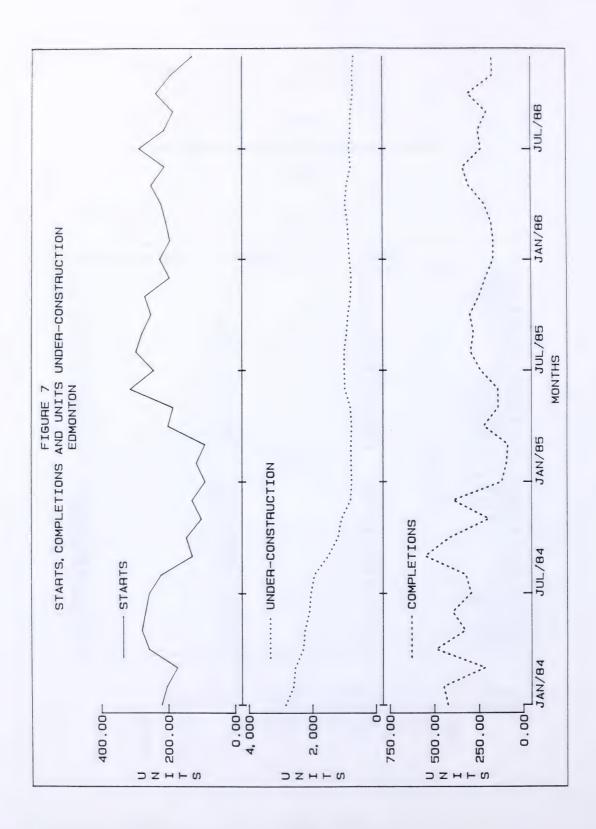


TABLE 10

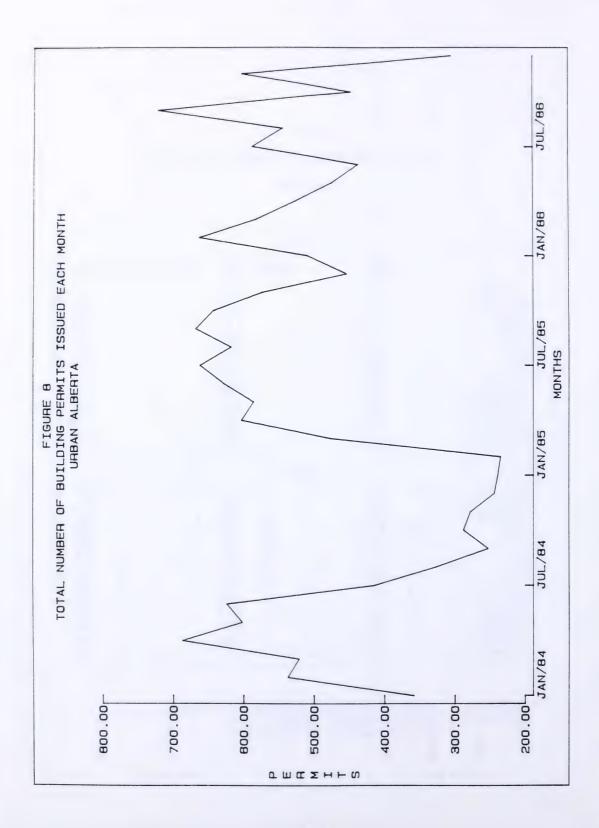
STARTS, COMPLETIONS AND UNDER-CONSTRUCTION

EDMONTON

		1985	
	STARTS	COMPLETIONS	UNDER-CONSTRUCTION
JANUARY	90	122	769
FEBRUARY	116	95	787
MARCH	90	87	790
APRIL	200	222	768
MAY	185	141	811
JUNE	313	143	980
JULY	243	240	999
AUGUST	296	296	998
SEPTEMBER	278	278	923
OCTOBLK	251	298	873
NOVEMBER	270	248	790
DECEMBER	196	210	771
		1986	
JANUARY	225	167	823
FEBRUARY	195	166	855
MARCH	207	178	886
APRIL	222	217	966
MAY	252	304	912
JUNE	212	339	787
JULY	288	235	836
AUGUST	213	251	797
SEPTEMBER	186	203	782
OCTOBER	238	307	711
NOVEMBER	193	168	736
DECEMBER	130	174	692

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS

HOUSING PLANNING SECRETARIAT



DF.C-86

RESIDENTIAL BUILDING PERMITS UKBAN ALBERTA

CALCARY CAMROSE 2 2 EDMONTON M.A. 121 121 VOHT MCMURRAY			200	7 70		FENCENT CHANGE OVER SAME MTH LAST YEAR
	68	9	0	20	η6	94_
	2	0	0	0	2	*
	121	0	0	9	127	747
	0	0	0	0	0	_100
	5	0	0	0	5	150
	0	0	0	0	0	_100
LETHBRIDGE	11	0	0	0	11	57
(ALTA. PART)	33	0	0	0	33	560
MEDICINE HAT	3	0	0	0	8	0
	16	0	14	0	30	150
SPRUCE GROVE	0	0	0	0	0	_100
TOTAL	259	9	14	26	305	_33

SOURCE: ALBERTA BUREAU OF STATISTICS
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

* PREVIOUS YEAR TOTAL WAS EITHER ZEKO OR UNAVAILABLE

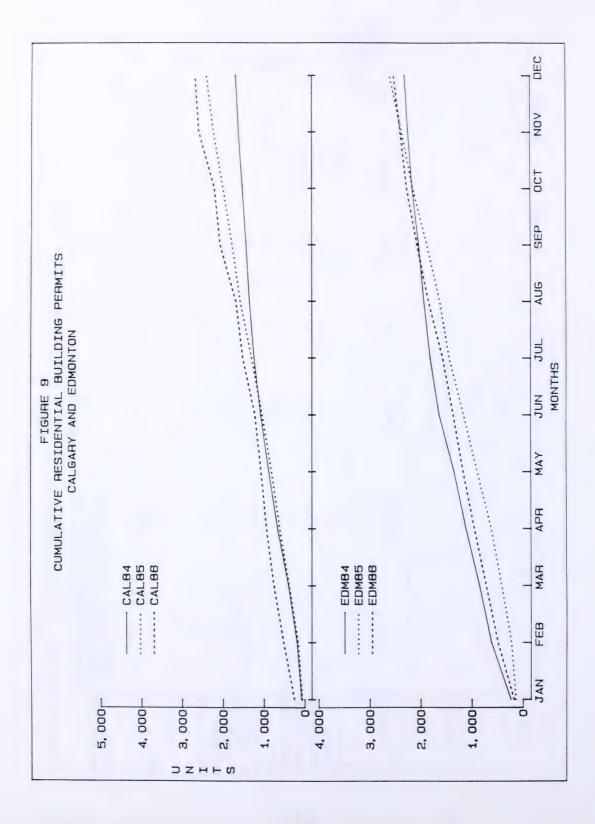


TABLE 12

JANUARY TO DATE BUILDING PERMITS ISSUED
COMPARED WITH THE SAME
TIME PERIOD IN THE PREVIOUS YEAR

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CA	CALGARY	CAM	CAMROSE	EDMONTC (METRO)	N	FORT MCMURRAY	RAY	GRAND PRAIRIE	ND RIE	LEDUC		LETHBRIDGE LLOYDMIN. (ALTA.PART	LDGE (LLOYDMIN. ALTA.PART	MIN.	MEDICINE HAT	INE	RED	DEER	SP	SPRUCE
	1985	1986	1986 1985 1986	1986	1985	1986	1985	1986	1985	1986	1985 1	1986 1	1985 1	1986 1	1985 1	1986	1985 1	1986	1985	1986	1985	1986
JANUARY	65	257	2	0	139	175	3	13	5	 	2	2	5	7	15	21	0	10	2	19	1	2
FEBRUARY		522	2	1	228	491	17	16	8	22	3	†	7	11	26	35	2	20	11	45	2	9
MARCH		759	#	3	419	722	33	18	16	34	7	#	15	28	33	43	2	62	31	73	2	10
APRIL		941	6	9	623	955	19	20	34	57	6	7	37	58	82	84	10	79	59	97	9	15
MAY		1077	11	8	968	1172	104	22	42	69	14	11	54	74	100	58	17	46	74	152	80	21
JUNE		1226	13	10	1162	1367	137	23	61	88	16	17	72	104	131	89	25	104	90	165	15	24
JULY		1521	18	16	1440	1568	157	25	81	100	19	19	87	129	154	72	42	115	109	187	19	32
AUGUST		1693	20	21	1621	1843	218	28	103	113	21	19	98	141	178	87	51	134	135	217	23	33
SEPTEMBER	1784	2081	23	22	1870	2064	244	28	117	123	30	20	110	156	286	98	70	165	156	259	26	35
OCTOBER	-	2220	26	25	2150	2267	261	28	149	137	34	23	116	184	328	122	87	177	172	278	29	38
NOVEMBER		2603	27	28	2366	2396	263	28	163	145	34	26	130	190	397	168	46	182	185	298	30	38
DECEMBER		2697	27	30	2604	2523	269	28	165	150	37	26	137	201	402	201	97	185	197	328	33	38
PERCENT CHANGE	TANGE	12		11		8	1	- 30) 	6		_30		47		_50		91		99		15
dray	TAN	data			400	2			1111	TOTAL				JON		טמר	mayana		a va va			
1985	239	474		951	1554	2140	2768	, ,	3430	4048	4716	,	5359	5932		5386	FENCE		CHANGE			
1986	510	1173			2283	2758	319	. ,	784	4329	۵,	۵,	6649	6102		+07	0					
				1 1 1	1	1 1 1 1	1	1	1	1				1	1 1	1	1	1	1	8 8 8	1	1

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECHETARIAT

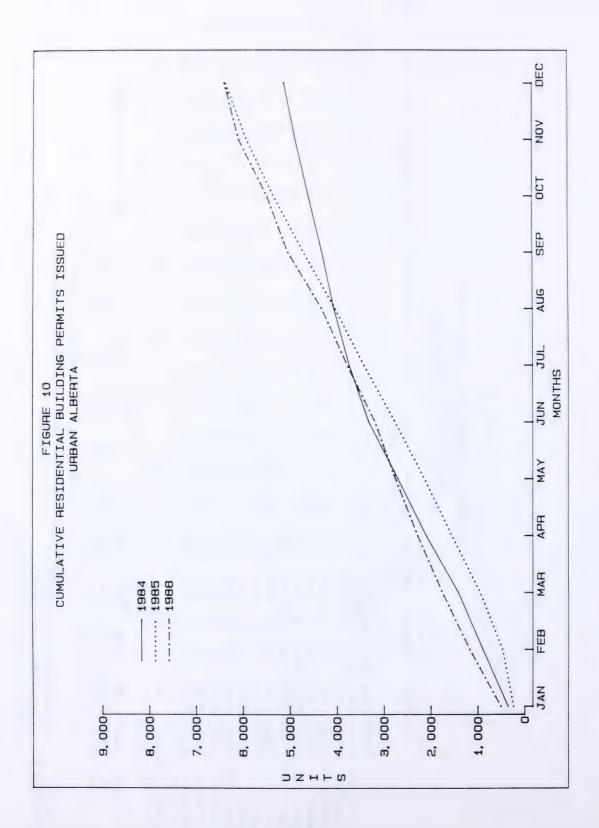


TABLE 13

MONTHLY RESIDENTIAL BUILDING PERMITS ISSUED
IN URBAN* ALBERTA
(NUMBER OF UNITS)
1985-1986

	1985	1986	PERCENT CHANGE
JANUARY	239	510	113
FEBRUARY	235	663	182
MARCH	477	583	22
APRIL	603	527	- ₁₃
MAY	586	475	- 19
JUNE	628	438	- ₃₀
JULY	662	588	-11
AUGUST	618	545	- ₁₂
SEPTEMBER	668	722	8
OCTOBER	643	448	-30
NOVEMBER	573	603	5
DECEMBER	454	305	-33
TOTAL	6386	6407	0

SOURCE: ALBERTA BUREAU OF STATISTICS PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

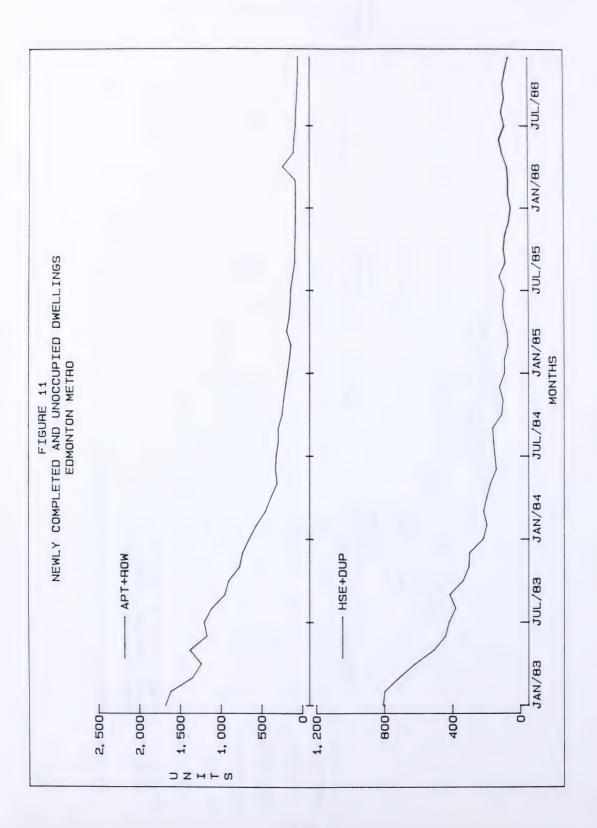
^{*} CALGARY, CAMROSE, EDMONTON M.A., FORT MCMURRAY, GRANDE PRAIRIE, LEDUC, LETHBRIDGE, LLOYDMINSTER (ALTA. PART), MEDICINE HAT, RED DEER, AND SPRUCE GROVE



TABLE 14
RESIDENTIAL BUILDING PERMITS
SELECTED RURAL AREAS

YEAR TO DATE PERCENT		YEAR	YEAR TO DATE
PERCENT CHANGE			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
DECEMBER-86 1986 OVER 1985 DECEMBER-86 1986 OVER 1985	DECEMBER-86	1986	PERCENT CHANGE 1986 OVER 1985
BONNYVILLE 0 13 81 0 126 168	0	139	22
9 COLD LAKE 0 33 -62 0 42 -73	0	75	69_
GRAND CENTRE 1 27 42 0 0 -100	1	27	_67
ELLK POINT 0 3 -95 0 0 -100	0	8	_98
ST. PAUL 0 16 738 0 5 *	0	21	_19

* PREVIOUS YEAR TOTAL WAS EITHER ZERO OR UNAVAILABLE



EDMONTON METRO NEWLY COMPLETED AND UNOCCUPIED DWELLINGS COMPLETIONS AND ABSORPTION RATES

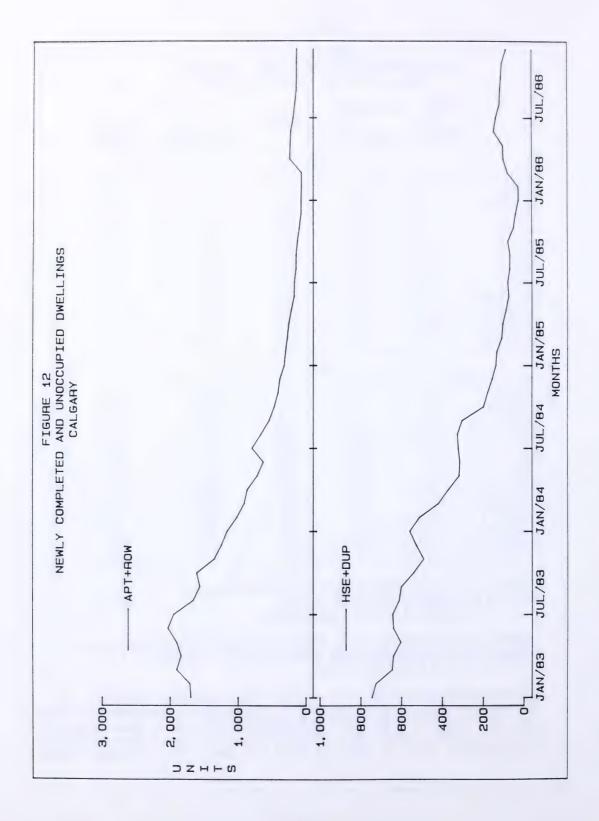
JANUARY 93 184 277 122 39 FEBRUARY 93 161 254 95 32 MARCH 72 143 215 87 37 APRIL 78 195 273 222 38 MAY 98 165 263 141 36 JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 100 111 218 304 52 JUNE 178 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56 DECEMBER 70 58 128 174 60 Total Part 174 168 174 175 TOTAL 174 175 TOTAL 17		HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
FEBRUARY 93 161 254 95 32 MARCH 72 143 215 87 37 APRIL 78 195 273 222 38 MAY 98 165 263 141 36 JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 <			19	85		
FEBRUARY 93 161 254 95 32 MARCH 72 143 215 87 37 APRIL 78 195 273 222 38 MAY 98 165 263 141 36 JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 <	JANUARY	93	184	277	122	39
APRIL 78 195 273 222 38 MAY 98 165 263 141 36 JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111		93	161	254	95	32
MAY 98 165 263 141 36 JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101	MARCH	72	143	215	87	37
JUNE 104 151 255 143 37 JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83	APRIL	78	195	273	222	38
JULY 94 146 240 240 52 AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79	MAY	98	165	263	141	36
AUGUST 124 121 245 296 54 SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61	JUNE	104	151	255	143	37
SEPTEMBER 89 94 183 278 65 OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 JANUARY 57 84 141 167 56 FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62<	JULY	94	146	240	240	52
OCTOBER 100 93 193 298 60 NOVEMBER 100 87 187 248 58 DECEMBER 68 85 153 210 61 1986 1986 1986 1986 1986 JANUARY 57 84 141 167 56 FEBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59	AUGUST	124	121	245	296	54
NOVEMBER 100	SEPTEMBER	89	94	183	278	65
DECEMBER 68	OCTOBER	100	93	193	298	60
1986 JANUARY 57 84 141 167 56 FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	NOVEMBER	100	87	187	248	58
JANUARY 57 84 141 167 56 FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	DECEMBER	68	85	153	210	61
FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56			19	86		
FLBRUARY 73 84 157 166 49 MARCH 72 87 159 178 53 APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	JANUARY	57	84	141	167	56
APRIL 78 74 152 217 60 MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	FLBRUARY	73	84	157	166	
MAY 107 111 218 304 52 JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	MARCH	72	87	159	178	53
JUNE 124 101 225 339 60 JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	APRIL	78	74	152	217	60
JULY 92 83 175 235 62 AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	MAY	107	111	218	304	52
AUGUST 111 79 190 251 55 SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	JUNE	124	101	225	339	60
SEPTEMBER 93 69 162 203 59 OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	JULY	92	83	175	235	62
OCTOBER 103 62 165 307 65 NOVEMBER 89 58 147 168 56	AUGUST	111	79	190	251	55
NOVEMBER 89 58 147 168 56	SEPTEMBER	93	69	162	203	59
	OCTOBER	103	62	165	307	65
DECEMBER 70 58 128 174 60	NOVEMBER	89	58	147	168	56
	DECEMBER	70	58	128	174	60

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION PREPARED BY: ALBERTA MUNICIPAL AFFAIRS HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE
ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: NEWLY COMPLETED AND UNOCCU
PIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY
COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY NEWLY COMPLETED
AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.



CALGARY

NEWLY COMPLETED AND UNOCCUPIED DWELLINGS

COMPLETIONS AND ABSORPTION RATES

	HOUSES AND DUPLEXES*	APARTMENTS AND ROWHOUSES**	TOTAL	COMPLETIONS	ABSORP. PERCENT
		19	85		
JANUARY	137	322	459	115	30
FEBRUARY	132	302	434	277	41
MARCH	108	276	384	101	28
APRIL	103	255	358	65	20
MAY	87	218	305	101	
JUNE	74	176	250	79	35
JULY	79	172	251	169	40
AUGUST	69	148	217	213	53
SEPTEMBER	68	146	214	239	53
OCTOBER	78	127	205	167	46
NOVEMBER	50	100	150	269	68
DECEMBER	40	75	115	214	68
		19	86 		
JANUARY	26	74	100	208	69
FEBRUARY	27	70	97	187	66
MARCH	80	70	150	224	53
APRIL	101	242	343	353	32
MAY	103	236	339	287	46
JUNE	147	227	374	240	35
JULY AUGUST SEPTEMBER OCTOBER NOVEMBER	137	190	327	350	55
	118	167	285	210	47
	116	146	262	206	47
	111	142	253	228	48
	107	144	251	244	49
DECEMBER	87	140	227	111	37

SOURCE: CANADA MORTGAGE AND HOUSING CORPORATION
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

THE ABSORPTION RATE IS THE RATE AT WHICH NEWLY COMPLETED DWELLINGS ARE ABSORBED INTO THE MARKET.CALCULATED AS FOLLOWS: (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH LESS NEWLY COMPLETED AND UNOCCUPIED UNITS OF CURRENT MONTH) DIVIDED BY (NEWLY COMPLETED AND UNOCCUPIED UNITS OF PREVIOUS MONTH PLUS COMPLETIONS IN CURRENT MONTH)

^{*}THESE UNITS ARE SURVEYED EACH MONTH UNTIL THEY ARE OCCUPIED OR SOLD.

^{**}THESE UNITS ARE SURVEYED EACH MONTH FOR UP TO 36 MONTHS UNTIL THEY ARE OCCUPIED OR SOLD.

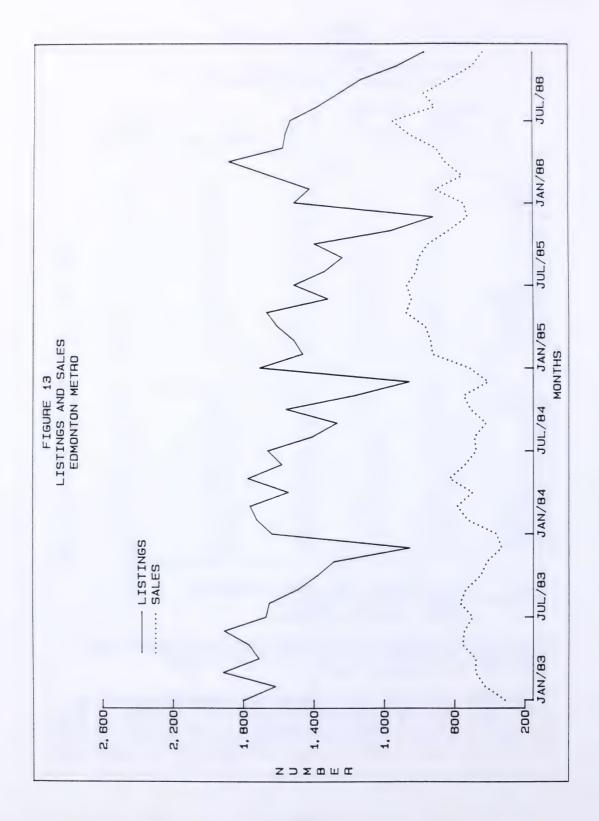


TABLE 17

RESIDENTIAL LISTINGS, SALES AND PRICE

EDMONTON

		1985		
	LISTINGS	SALES	RATIO	AVERAGE
	LISTINGS	SALES	OF SALES	SELLING
			TO LISTINGS	PRICE
JANUARY	1707	514	.30	75769
FEBRUARY		725		73121
	1464		.50	
MARCH	1515	737	.49	74881
APRIL	1609	766	.48	71947
MAY	1668	876	.53	74698
JUNE	1322	846	.64	78198
JULY	1513	872	.58	75461
AUGUST	1339	817	.61	77514
SEPTEMBER	1240	804	.65	73153
OCTOBER	1398	751	.54	69804
NOVEMBER	961	633	.66	73175
DECEMBER	721	526	.73	72381
		1986		
JANUARY	1513	547	.36	68999
FEBRUARY	1426	709	.50	68253
MARCH	1656	555	.34	74085
APRIL	1884	652	.35	73402
MAY	1577	704	.45	78837
JUNE	1563	857	.55	78503
JULY	1534	954	.62	74882
AUGUST	1380	711	.52	79176
SEPTEMBER	1255	774	.62	76262
OCTOBER	1133	631	.56	73690
NOVEMBER	927	496	.54	72275
DECEMBER	773	~38	.57	73302
DECEMBER	113	~30	•5/	73302

SOURCE: EDMONTON REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

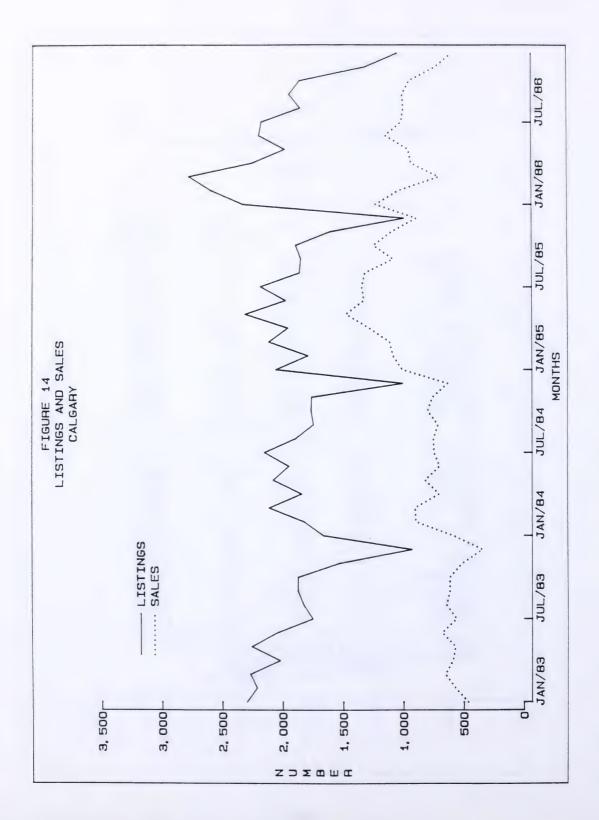


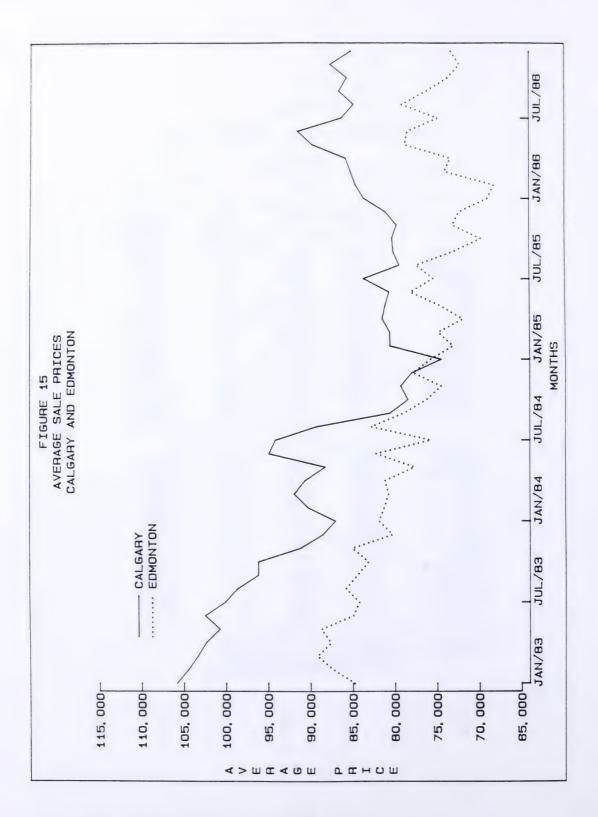
TABLE 18

RESIDENTIAL LISTINGS, SALES AND PRICE

CALGARY

		1985		
	LISTINGS	SALES	RATIO OF SALES TO LISTINGS	AVERAGE SELLING PRICE
JANUARY	2054	1011	.49	74550
FEBRUARY	1792	1087	.61	80635
MARCH	2114	1114	.53	80658
APRIL	1957	1286	.66	81537
MAY	2311	1475	.64	81195
JUNE	1977	1326	.67	80730
JULY	2184	1344	.62	83752
AUGUST	1860	1317	.71	79535
SEPTEMBER	1849	1083	.59	80235
OCTOBER	1892	1245	.66	80370
NOVEMBER	1606	1096	.68	79815
DECEMBER	992	890	.90	81154
		1986		
JANUARY	2331	1229	.53	83691
FEBRUARY	2597	1038	.40	84681
MA RCH	2779	702	.25	85268
APRIL	2255	933	.41	85863
MAY	1982	956	.48	89804
JUNE	2196	1147	.52	91524
JULY	2175	1013	.47	86305
AUGUST	1854	997	.54	84905
SEPTEMBER	1945	1006	.52	86640
OCTOBER	1858	947	.51	85695
NOVEMBER	1315	730	.56	87658
DECEMBER	1050	596	.57	85220

SOURCE: CALGARY REAL ESTATE BOARD
PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT



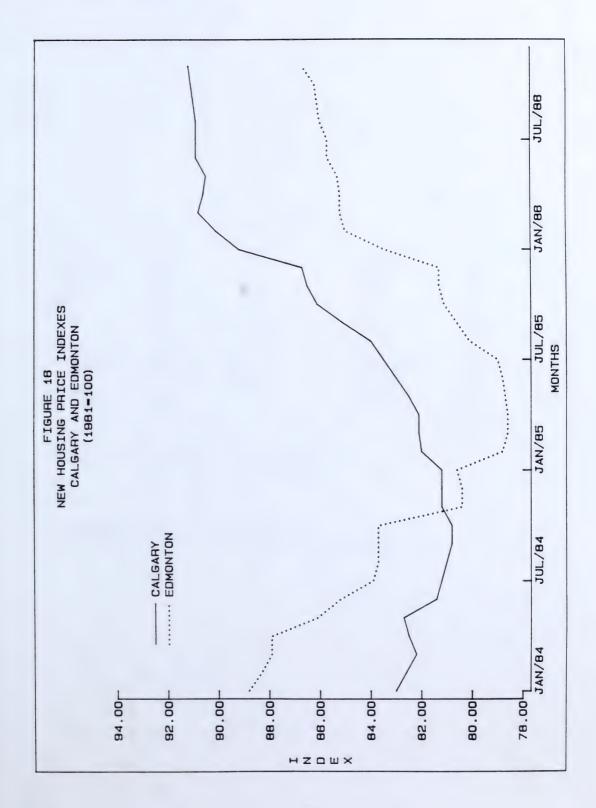




TABLE 19

NEW HOUSING PRICE INDICES*

1981=100

	CA	ALGARY**	EDM	IONTON***	
	1985	1986		1985	1986
JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	81.2 82.0 82.1 82.1 82.5 83.0 83.5 84.0 85.1 86.1 86.5 86.7	89.2 90.1 90.8 90.6 90.5 90.9 90.9 91.0 91.1 91.2	JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER	80.6 78.8 78.6 78.6 78.7 78.8 79.0 80.1 80.6 81.1 81.3	83.5 85.0 85.2 85.2 85.3 85.7 86.0 86.1 86.2

SOURCE: STATISTICS CANADA (CONSTRUCTION PRICE STATS.)

PREPARED BY: ALBERTA MUNICIPAL AFFAIRS
HOUSING PLANNING SECRETARIAT

*THE LAST FIGURE IS THE LATEST AVAILABLE

**REPRESENTS SINGLE DETACHED HOUSES ONLY

***REPRESENTS SINGLE, SEMI-DETACHED AND ROW CONDOMINIUMS

- CENTRAL PARTY INDICES-

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